

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, convey, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Lot 2, Block 3, TRACT 1080, WASHBURN PARK, more particularly described as follows: Beginning at a point on the easterly right-of-way line of Washburn Way, said point being the SW corner of said Lot 2; thence N.00°04'50" E. 57.80 feet; thence S.89°25'10" E. 400.08 feet; thence following the original boundary of said Lot 2, the following courses: S.89°56'30" E. 84.91 feet, S.00°04'50" W. 253.56 feet, N.89°25'10" W. 185.00 feet, N.00°04'50" E. 195.00 feet and N.89°25'10" W. 300.00 feet to the point of beginning, containing 64,131 square feet, more or less, with bearings based on said Tract 1080. SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District, (2) Reservations and restrictions contained in the dedication of Washburn Park.

~~ORE-CAL GENERAL WHOLESALE, INC., a corporation organized under the laws of the State of Oregon, do hereby grant, convey, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:~~

To Have and to Hold the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as stated herein.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,250.00.

~~ORE-CAL GENERAL WHOLESALE, INC., a corporation organized under the laws of the State of Oregon, do hereby grant, convey, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:~~

In construing this deed and any instrument hereafter made in connection therewith, the singular includes the plural and all grammatical changes shall be deemed to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of March, 1977; if a corporate grantor, it has caused it to be signed and sealed and attested by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, this certificate must be attached.)

STATE OF OREGON,

County of _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be voluntary act and deed.

Subscribed me: _____
Notary Public for Oregon
My commission expires _____

WASHBURN ENTERPRISES, INC.,
P. O. Box 1886
Klamath Falls, Oregon 97601
ORE-CAL GENERAL WHOLESALE, INC.,
P. O. Box 664
Klamath Falls, Oregon 97601

One Cal. General H. 11/19/76 to 11/19/76
P. O. Box 664
Klamath Falls, Oregon 97601
ORE-CAL GENERAL WHOLESALE, INC.,
P. O. Box 664
Klamath Falls, Oregon 97601

WASHBURN ENTERPRISES, INC.

By _____

By _____

STATE OF OREGON, County of KLAMATH

1977

DORMAN A. BURNER

JEWELL HUSTON

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of WASHBURN

ENTERPRISES, INC.

and that she had attested to the foregoing instrument to the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Subscribed me: _____

Notary Public for Oregon

My commission expires April 8, 1980

STATE OF OREGON,

County of _____

I certify that the within instru-

ment was received for record on the

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/real number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By _____

Recording Officer

Deputy

By _____

Recording Officer

Deputy

By _____

Recording Officer

Deputy

(5) Movement for drainage ditch up and along a strip 10 feet in width adjoining and parallel to the North boundary line of the above-described real property and extending from the Northeast corner of said property in a westerly direction 4-91 feet.

This grant is made subject to the following conditions and restrictions: Grantor, and any person claiming by, through or under it, shall not cause or permit any permanent building, structure or other obstruction, other than signs, gasoline pump or similar service facilities, to be placed or located on the westerly 70 feet of said parcel parallel with Washburn Way. Said 70-foot strip shall be maintained in such manner as to permit vehicular traffic to pass on either side of such permitted service facilities in the most direct northerly and southerly direction. Said 70-foot strip shall be reserved for the use of the owners and occupants of the above-described property and the owners and occupants of adjoining properties bordering on Washburn Way upon which similar conditions and restrictions are imposed for the use and enjoyment of the owners and occupants, their customers, employees and invitees, for parking of automobiles and access to and egress from said parcels. Grantor, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties, agrees to maintain said 70-foot strip in a safe and suitable condition for the uses and purposes herein recited. The foregoing reservation and conditions are deemed to be a part of the parcel herein conveyed for the use and benefit of the owners and occupants, their employees, customers and invitees, of the subject property and the owners and occupants, their customers, employees and invitees, of the adjoining properties similarly restricted.

STATE OF OREGON, COUNTY OF KLAMATH

Noted for record at request of J. C. Smith County Clerk
This day of October A.D. 1978 at 2:55 clock P.M. or thereabouts
We recorded in Vol. N78 Deeds on Page 21885

Fee \$6.00

W. D. Smith, County Clerk
W. D. Smith