

-WARRANTY DEED-

WASHBURN ENTERPRISES, INC., an Oregon corporation, Grantor, conveys and warrants to JAMES C. THOMPSON and RUTH E. THOMPSON, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A tract of land situate in Lot 4, Block 6, TRACT 1080-Washburn Park, described as follows: Beginning at a point on the East line of said Lot 4 which bears N. 0° 04'50" E. a distance of 51.29 feet from the iron pin marking the Southeast corner of said Lot 4; thence West a distance of 249.36 feet to a point; thence N. 0° 09'45" E. a distance of 379.06 feet, more or less, to the North line of said Lot 4; thence S. 89° 55'10" E. a distance of 248.82 feet to the iron pin marking the Northeast corner of said Lot 4; thence South 0° 04'50" W. along said East line of Lot 4 a distance of 378.71 feet, more or less, to the point of beginning; said tract containing 2.17 acres (94,377 sq. ft) more or less.

SUBJECT TO AND EXCEPTING:

(1) rules, regulations and assessments of South Suburban Sanitary District; (2) reservations and restrictions contained in deed from Anglo California National Bank of San Francisco, a corporation, to the California Oregon Power Company, dated December 30, 1938, recorded January 24, 1939, in Deed Vol. 120 page 109, records of Klamath County, Oregon, as follows: "Saving and Excepting easement for Ewauna Way 30 feet on each side of the North line of Sections 9 and 15 foot right of way for ditch or sewer in Section 4 aforesaid Township and Range."; (3) easement for transmission line, including the terms and provisions thereof, given by Samuel S. Johnson and Elizabeth Hill Johnson, husband and wife, to Pacific Power and Light Company, a corporation, dated August 22, 1966, recorded August 22, 1966, in Deed Volume M66 page 8536, records of Klamath County, Oregon; (3) right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Deed Volume M70 at page 10618, records of Klamath County, Oregon; (4) reservations and restrictions contained in the dedication of Washburn Park Tract 1080, as follows: "...said plat subject to: building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants; (5) reservations, restrictions, easements and rights of way of record and those apparent upon the land. (6) Further subject to conditions as shown on Page 22 herein.

The true and actual consideration for this transfer is Seventy Five Thousand and No/100ths (\$75,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 15 day of December, 1978.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

WASHBURN ENTERPRISES, INC., an
Oregon Corporation

By: Dorman A. Turner

By: Jewell Huston

STATE OF OREGON)
) ss. December 15, 1978.
County of Klamath)

Personally appeared Dorman A. Turner, who, being duly sworn, stated that he is President, and Jewell Huston, who, being duly sworn, stated that he is Secretary, of Washburn Enterprises, Inc., an Oregon corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be its voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

Continued -- Subject to the following conditions:

Buyer and any person claiming by, through or under buyer shall not cause or permit any permanent structure, building or other obstruction, other than signs, gasoline pumps or similar service facilities, to be placed or located on the easterly 70 feet of said parcel parallel with Washburn Way. Said 70-footstrip 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, and 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. Buyer, 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 recited herein. The foregoing reservation and conditions are deemed to be appurtenant to the above-described parcel 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; ss.

Filed for record at request of Klamath County Title Co.

this 2nd day of July A. D. 19 79 at 3:30 o'clock P.M., and

WILLIAM P. BRANDSNESS duly recorded in Vol. M79, of Deeds on Page 15650

ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Wm D. MILNE, County Clerk

2. WARRANTY DEED

Fee \$6.00

KTC

By Berntha A. Detoch