

94138

CAMPUS SQUARE, an assumed business name for a partnership.

FIRST NATIONAL BANK OF OREGON, a National Banking Association

all that real property situated in the County of Klamath, State of Oregon, described as:

A parcel of land situated in Block 2 of "Replat No. 1 of a portion of Sunnyside Addition" to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Westerly corner of said Block 2; thence North 48° 47' East along the South right of way line of Shallock Avenue, 190.00 feet; thence leaving said right of way line South 32° 49' East parallel to Dahlia Street, 80.00 feet; thence South 48° 47' West parallel to said right of way line of Shallock Avenue, 190.00 feet to a 1/2 inch iron pin on the Easterly right of way line of said Dahlia Street; thence North 32° 49' West along said right of way line of Dahlia Street, 80.00 feet to the point of beginning.

TOGETHER WITH an easement as shown on attached Exhibit 1.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 95,000.00 *

Dated this 17th day of December, 19 80.

X Melvin Stewart

Robert R. Holman
Henry J. Holman

STATE OF OREGON, County of Klamath ss.

On this 24th day of December, 19 80 personally appeared the above named Campus Square, an assumed business name for a partnership and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barbara L. Addington
Notary Public for Oregon

My commission expires: 3-22-81

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Taxes:

First National Bank
P.O. Box 3131
Portland, OR 97208

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT 1

24570

EASEMENT AGREEMENT

December 24 1980

CAMPUS SQUARE, an assumed business name for a partnership, ("CAMPUS SQUARE"), hereby grants to First National Bank of Oregon, a national banking association, ("BANK") its successors and assigns, its customers, invitees, agents and employees, a non-exclusive easement:

(i) to park motor vehicles on the property described in Exhibit A ("Servient Estate") which is attached hereto and is by this reference incorporated herein; and

(ii) across and through the Servient Estate for ingress and egress between the real property described in Exhibit B which is attached hereto and is by this reference incorporated herein ("Dominant Estate") and the real property surrounding the Servient Estate which does not abutt the Dominant Estate, including specifically but not limited to ingress and egress between Dahlia Street and the Dominant Estate

all on the terms and conditions stated below:

1. This easement shall be appurtenant to the Dominant Estate.

2. The easement granted Bank herein is to be shared by the customers, invitees, agents and employees of others having leasehold or ownership interests in the shopping center adjacent to the Servient Estate.

3. Bank shall have no obligations to share in the cost of constructing or maintaining the parking lot on the Servient Estate or constructing or maintaining ways of access across and through the Servient Estate.

IN WITNESS WHEREOF, CAMPUS SQUARE, has caused this agreement to be executed by its duly authorized partners the day and year first hereinabove written.

CAMPUS SQUARE

By

Henry J. Holman

By

Paul R. Holman

X Melvin R. Stewart

STATE OF OREGON

24971

SS.

County of Klamath,

December 24 1980

Personally appeared Henry P. Holman and Patricia R. Holman & Melvin L. Stewart who, being duly sworn did say that they are partners and _____ of CAMPUS SQUARE, an assumed business name for a partnership, and being the partnership which executed the within document and acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

Harold J. Addington
A Notary Public for Oregon

March 22 1981
My Commission Expires

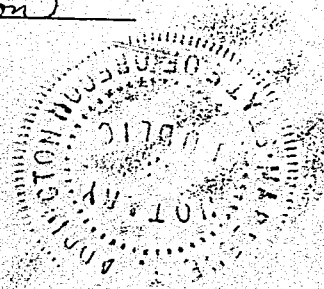


EXHIBIT A

A parcel of land in Block 2 of "replat No. 1 of a portion of Sunnyside Addition to the City of Klamath Fall, as follows: Beginning at a $\frac{1}{2}$ inch iron pin on the easterly right-of-way line of Dahlia Street from which the most westerly corner of said Block 2 bears N $32^{\circ}49'$ West 80.00 feet; thence S $32^{\circ}49'$ East along said right of way line and the extension thereof, 80.00 feet; thence N $48^{\circ}47'$ East parallel to the south right of way line of Shallock Avenue, 150.00 feet; thence N $32^{\circ}49'$ West 80.00 feet; thence S $48^{\circ}37'$ West parallel to said South right of way of Shallock Avenue, 150.00 feet to the point of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this _____ day of _____ A. D. 19____ at _____ o'clock M., or

fully recorded in Vol. _____, of _____ on Page

Wm D. MILNE, County Clerk

By _____

24573

"EXHIBIT B"

A parcel of land situated in Block 2 of "Replat No. 1 of a portion of Sunnyside Addition" to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin marking the most westerly corner of said Block 2; thence N $48^{\circ}47'$ East along the South right-of-way line of Shallock Avenue, 190.0 feet; thence leaving said right of way line S $32^{\circ}49'$ East parallel to Dahlia Street, 80.00 feet; thence S $48^{\circ}47'$ West parallel to said right-of-way line of Shallock Avenue, 190.0 feet to a $\frac{1}{2}$ inch iron pin on the Easterly right of way line of said Dahlia Street, thence N $32^{\circ}49'$ West along said right-of-way line of Dahlia Street, 80.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 led for record at request of Transamerica Title Co.
 this 24th day of December A. D. 19 80 at 3:06 o'clock P. M., and
 duly recorded in Vol. M80, of Deeds on Page 24969
 Wm. D. MILNE, County Clerk
 By Lennetha A. Hetch
 Fee \$17.50