

MOUNTAIN TITLE COMPANY

20015

WARRANTY DEED

WTC 11871-L

1646

KNOW ALL MEN BY THESE PRESENTS, That

SKATELAND, INC., an Oregon Corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Radiology
 Pension & Profit Sharing Plan & Trust for James R. Randol, hereinafter called
 the grantee, does hereby grant, bargain, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 2 of Block 3 of TRACT 1080, WASHBURN PARK,
 according to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe on the West line of said Lot 2, from which the North-
 west corner of said Lot 2 bears North 00° 03' 30" East 314.74 feet; thence North
 00° 03' 30" East along said West line 112.50 feet; thence South 89° 56' 30" East,
 400.00 feet to the East line of said Lot 2; thence South 00° 03' 30" West along
 said East line, 112.50 feet to a 2" iron pipe; thence North 89° 56' 30" West
 400 feet to the point of beginning. "LEGAL CONTINUE ON REVERSE..."

To Have and to Hold the same 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 set forth on the reverse of this deed, or those apparent upon the land,
 in any, as of the date of this deed.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 78,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied 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 January, 1983;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of _____

, 19

Personally appeared the above named

and acknowledged the foregoing instru-
 ment to be voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

Arthur L. Harris

GRANTOR'S NAME AND ADDRESS

James R. Randol
 2600 Campus Drive
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

BY: Arthur L. Harris

Virginia M. Harris

STATE OF OREGON, County of Klamath

January 11th

Personally appeared Arthur L. Harris and
 Virginia M. Harris, who, being duly sworn,
 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

and that the seal affixed to the foregoing instrument is 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

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/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By

Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls, for water use.
4. Subject to a 25 foot building setback along West lot line as shown on dedicated plat.
5. Reservations and restrictions as contained in plat dedication, to wit: "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."
6. Reservations and restrictions as contained in Warranty Deed from Washburn Enterprises Inc., an Oregon corporation to Arthur L. Harris, et ux, recorded January 9, 1978 in Volume M78, page 473, Microfilm Records of Klamath County, Oregon, to wit:

"This grant is made subject to the following conditions and restrictions:

(a) Grantees, and any one claiming by, through or under grantees, shall not cause or permit any permanent building, structure or other construction, other than signs, gasoline pumps 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 a manner as to permit vehicular traffic to pass on either side of such permitted service facilities in the most direct northerly and southerly direction. (b) 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 from said parcels. (c) Grantees, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties, agree to maintain said 70 foot strip in a safe and suitable condition for the uses and purposes herein recited. (d) The foregoing reservation and conditions are deemed to be appurtenant to 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."

7. An Easement created by instrument, including the terms and provisions thereof,
 Dated: February 28, 1978
 Recorded: March 13, 1978
 Volume: M78, page 473, Microfilm Records of Klamath County, Oregon
 In favor of: Oregon Water Corporation
 For: Pipelines

LEGAL CONTINUED FROM REVERSE:

Together with a perpetual non-exclusive easement for drainage and installation of utilities along and upon a 10 foot strip of land measured at right angles to and parallel with the Easterly and Northerly lines of said Lot 2, said lines being described as follows: Beginning at a point South 00° 03' 30" West 314.74 feet from the Northeast corner of said Lot 2; thence South 00° 03' 30" West 285.00 feet; thence South 89° 50' 30" East 84.91 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 31st day of January A.D. 19 83, 3:11 P.M.
 duly recorded in Vol. M83, of Deeds on 1-31-83 1646

By E. W. BERN, County Clerk
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Fee \$8.00