

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey ~~an~~ an undivided 1/2 interest each as tenants in common to HARRY R. WAGGONER and ROBERT A. STEWART, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The southerly 400 feet of Lot 2, Block 2, Tract 1080, WASHBURN PARK, a duly recorded subdivision, 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 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-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. (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 egress 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 138,000.00

~~Howsoever the actual consideration consists of or includes other property or value given or promised which is consideration of the contents of this deed, 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 28th day of June, 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.

WASHBURN ENTERPRISES, INC.

By Dorman A. Turner

By Jewell Huston

STATE OF OREGON, County of KLAMATH) ss.

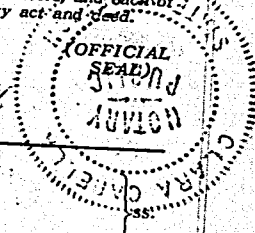
Jewell Huston Personally appeared DORMAN A. TURNER and

President who, being duly sworn, each for himself and not one for the other, did say that the former is the

ENTERPRISES, INC. secretary of WASHBURN

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: April 8, 1984



STATE OF OREGON,

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/reel/volume No. _____ on page _____ or as document/fee/tile/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____) ss.

_____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

HARRY R. WAGGONER & ROBERT A. STEWART
P. O. Box 664
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

83 JUN 29 AM 11 38

THIS GRANT EFFECTS AN EXEMPTED PARTITIONING UNDER THE PROVISIONS OF ORS 92.010, subparagraph 8.)

(DESCRIPTION CONTINUED:) 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.

(THIS GRANT EFFECTS AN EXEMPTED PARTITIONING UNDER THE PROVISIONS OF ORS 92.010, subparagraph 8.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record
this 29th day of June A.D. 1983 at 11:38'clock AM., and
duly recorded in Vol. M83, of Deeds on p. 10166

By EVELYN BIEHN, Court Clerk
Ann Lewis

Fee \$8.00

TO HAVE AND TO HOLD the above described premises unto the heirs, assigns and assigns forever, unto 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.

32 JUL 11 1983