BARGAIN AND SALE DEED

NOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an hereinafter called gra for the consideration hereinafter stated, does hereby grant, bargain, sell and convey 3. 3. an undivided 1/2 , hereinafter called grantor, nterest 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 huilding, 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 hordering 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 perking 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

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 PEHOWNORX X HOR X SECRETAR TO SERVICE X SOURCES SOURCE SOU

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if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by

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OFFICIAL		them acknowledged said instrument to be its voluntary act and deed.
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math Falls, Oregon 97601		NAME TITLE
기술에 막지다 함께	NAME, ADDRESS, ZIP	ByDeputy

(DESCRIPTION CONTINUED:) 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.)

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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

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