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56618 '85 IFF 73	104 2 30 WARRANTY DEED	Vol. Mg5 Page	2078
56618 '85 DEC 73 **KNOW ALL MEN BY THE **POTENTION	SE RESENTS, That EASTP	ORT EQUITIES CORPORATION,	an Oregon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DANIEL O. BENSON, M.D., P.C., an Oragon Professional Corporation, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 5, TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TIPLE COMPANY INC.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns to rever.

And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that granter is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if 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 \$ 31,500.00

REDUKENEL NOTICE NOTICE X CONSIDERATION X EXHIBITION X CONTINUES X CONTI

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 19thday of December , 1985;

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.

| EASTROKT EQUITIES CORPORATION | Page 1985 | Page 2011 | Page 2011

f executed by a corporation,

Kerry S. Gilbert, President

ATE OF OREGO) 23 .	STATE OF OREGON, County of /Wyamath Multnomah December 19 , 19 85
County of	, 19	Personally appeared KERRY S. GILBERT and
Personally appear	red the above named	who, being duly sworn each the say that the consenses is the president and consenses the consenses of the president and consenses the consenses of the consenses the consenses of the consenses o
ent to be	acknowledged the foregoing instru- voluntary act and deed.	EASTPORT EQUITIES CORPORATION , a corporation and that the seal affixed to the foregoing instrument is the corporate sea of said corporation and that said corporation has belied in behalf of said corporation by said instrument was signed and shelled in behalf of said corporation by said instrument was signed and shelled in behalf of said corporation by said instrument.
Belore PFFICIAL	me:	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: OFFICIAL
Notary Public for Oregon My commission expires:		Notary Public for Oregon My commission expires: 3/30/87

EAL) Notary Public for Oregon My commission expires:	Notary Public for Oregon My commission expires:	3/30/87 SEAL)
Castport Equities Corporation O99 SW Columbia Cortland, OR 97201 GRANTOR'S NAME AND ADDRESS Aniel O. Benson, M.D., P.C.: Almond GRANTEE'S NAME AND ADDRESS For recording return to: SAME AS GRANTEE NAME, ADDRESS, ZIP Intil a charge is requested all tax statements shall be sent to the following adding SAME AS GRANTEE	SPACE RESERVED FOR RECORDER'S USE	STATE OF OREGON, Sounty 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 or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer
	•	By Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

Page

- 1. Reservations and restrictions as contained in plat dedication, to wit; "said plat being subject to: (1) Public utility easements as shown on the annexed map; (2) Slope easements as shown on the annexed map; (3) 1 ft. reserve strips as shown on the annexed map to be dedicated to the City of Klamath Falls and later released by resolution of the common council when adjoining property is properly developed; (4) Jogging trail easement as shown on the annexed map. Restrictions to deeds for lots within Campus View are filed in Klamath County Records Volume M79, page 19843 and Volume M79, page 22295, Microfilm Records of Klamath County,
- 2. Declaration of Restrictions of Campus View Subdivision, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion, or national origin, recorded August 21, 1979, in Volume M79, page 19843, Microfilm Records of Klamath County, Oregon, and Addendum thereto recorded September 19, 1979, in Volume M79, page 22295, Microfilm
- 3. Declaration of Restrictive Covenant, dated December 22, 1980, and recorded April 27, 1981, in Volume M81, page 7566, Microfilm Records of Klamath County, Oregon, wherein Eastport Equities agrees that property will not be used as a fast food hamburger style restaurant purpose for a period of twenty years.

STATE OF OREGON: COUNTY OF KLAMATH	
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Filed for reco	cord at request of	85 at 2:39 check P the 23rd
FEE	of \$9.00	Deeds on Page 27786 Me., and duly recorded in Vol. M85
- 25	79.00	Evelyn Biehn, Sounty Clerk By