	SIDERNOW ALL MEN BY	THESE PRESI	WARRANTY DEED	Vol. M88	Page38		
And in contrast, the second	hereinafter called the grantor, fo	or the considera	tion hereinafter stated	C. P. HITSCHEIM			
	hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George H. Nitsch and H. Gael Nitschelm the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successo assigns, that certain real property, with the tenements, hereditaments and environments the						
and the second second	assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto believed						
-	Recorded plat, many read	in Lot 3,	Block 6 Tract 10	30, Washburn Par	as tollows, to-wit:		
	corner of said Lot 3 as	Bowlead has	1 and as IUIIU	s: Beginning a	it the Northeas		
14	corner of said Lot 3 as marked by a $\frac{1}{2}$ inch iron pin; thence S 00° 04° 50" W, along the Westerly right of way line of Washburn Way 7.7 feet to the Point of Beginning, North line of said Lot 3, 250.00 feet; thence N 00° 04° 50" E 212.3 feet, which to the North line of said Lot 3, 250.00 feet to the Point of Beginning, on the Westerly right of way line of said Washburn Nay, with bearings based on said						
2	Tract 1080, Washburn Pari	ne of said i k.	Washburn Way, wit	h bearings based	d on said		
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			1				
				an a			
3			ENT, CONTINUE DESCRIPTION C				
	And said grantor hereby or grantor is lawfully seized in fee sit	ovenants to and	d with said grantee ar	ed s neirs, successors ad grantee's heirs, su	and assigns forever ccessors and assign		
the second second	grantor is lawfully seized in fee si	mple of the abo	ove granted premises, f	ree from all encumbi	ances		
	granitor will warrant and forever d and idemands of all persons whom	lefend the said	premises and every pa	rt and parcel thereof	ar against the lowful		
	The true and actual consis		and	ne above described e	ncumbrances.		
	THE AND	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	or thus transfer, stated	in terms of dollars,	is \$12,000.00		
	ALL CONTANT AND	T-F. T. Mary V V.	ALAREDUCES XXRAAX DX	COCKY XXX XXXXX XXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
-	In construing this deed and	Where the second		A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A		
i S	changles shall be implied to make the In Witness Whereof, the gran	he provisions he	ereol apply equally to	corporations and to i	ural and all gramn		
	In Witness Whereof, the gran il a corporate grantor, it has caused ordet of its board of directors.	ntor has execute	ed this instrument this	18th day of Marc	ch 1		
	order of the bound of the	d its name to b	a cilina and and a contract				
1	WINCE OF ILS DESIT OF ATPROVANCE		e signea ana seal attix	ed by its officers, du	ly authorized there		
				ed by its officers, du	ly authorized there		
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* TALAK & AVEL

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SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary. District. (2) Easement for transmission line, including the terms and provisions thereof, given by Samuel S. Johnson, et ux, to Pacific Power & Light Company, a corporation, dated August 22, 1966, recorded August 22 1966, in Volume M-66, Fage 8536, Microfilm Records of Klamath County, Oregon. (3) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, Microfilm Records of Klamath County, Oregon. (4) Right of Way easement, including the terms and provisions thereof, given by Washburn Enterprises, Inc. to California Facific Utilities Company, dated January 4, 1973, recorded January 5, 1973, in Volume M-73, Page 166, Microfilm Records of Klamath County, Oregon. (5) Reservations and restrictions contained in the dedication of Washburn Fark. (6) A mutual and reciprocal driveway easement including the terms and provisions thereof, as recorded March 2, 1979, in Vol. M-79 page 5731 Microfilm Records of Klamath County, Oregon.

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 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 deezed 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.

STATE OF OREGON: COUNTY OF KLAMATH: s

Filed for	record at reques March	st of	at 3:12	o'clockPM., and duly	the <u>18th</u> day
v		of	Deeds	on Page <u>3861</u>	<i>A</i>
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