FORM No. 633-WARRANTY DEED (India Idua : or Dans	40040
KNOW ALL MEN BY THESE	WARRANTY DEED VOI. 2018 PUBLISHING CO. PORTLAND, OR. 37200 PRESENTS, That WASHBURN ENTERPRISES, INC., an
Oregon corporation, hereinafter called the grapher for the	RESENTS, That WASHBURN ENTERPRISES, INC. 20
the drantes 1	Of JESSE thatter stated, to granter point i Homan
assigns, that certain real property, with t	of JESSE H. MOUSE, MARY II. FOUSE OF REPAIDANS, sell and convey unto the said grantee and grantee's heirs, successors and the tenements, hereditaments and appurtenances thereunto belonging or ap- and State of Oregon, described as follows to mit.
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i la duta	To To the of Oregon, described as fatt
along the East corr in co	mone particularly descended 1080-WASHBURN PAPE
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grantor is lawfully seized in fee simple of the stated herein,	the said grantee and grantee's heirs, successors and assigns forever. o and with said grantee and grantee's heirs, successors and assigns forever. e above granted premises, free from all encumbrances.
eu neiein,	o and with said grantee and grantee's heirs, successors and assigns forever. e above granted premises, free from all encumbrances, except as
grantor will more	
and demands of all persons whoresource	and that ept those claiming under the above described encumbrances.
WHOWER, "the actual consideration par	and that epit those claiming under the above described encumbrances. Information of this transfer, stated in terms of dollars, is \$ 37,000.00
back of the consideration finding	Police Includes System in terms of dollars, is \$ 37 (00 00
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changes shall be implied to	Sentence between the symbols Or it not applicable should be delated which is
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In Within the to make the provision	ontext so requires, the singular includes the deleted See ORS 93.030.
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Sec. Property

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(EXCEPTIONS CONTINUED)

Harry R. Waggoner, et ux. to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Tolume X-70, Page 10618, Deed Records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Mashburn Park. This grant is made subject to the following conditions and restrictions: (a) Grantee, and any one claiming by, through or under grantee, shall not cause or permit any permanent building, structure or other obstruction, then other than signs grant in pumper on similar service facilities to be

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 percel perallel with Washburn Way. Said 70-root 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 no therly and southerly direction.

Service lactifies in the most direct no theriv and southerly direction. (b) Said 70-foot strip thall be reserved for the use of the owners and occupants of the above-fescribed 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 marking

conditions and restrict ons are imposed for the use and enjoyment of the DWNers and occupants, their customers, employees and invitees; for parking of automobiles and access to and egress from said parcels. (c) Grantee, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties, agrees to maintain said 70-foot strip in a safe and suitable condition for the uses and purposes herein resited. (d) The foregoing reservation and conditions are deemed to be

recited. (d) The foregoing reservation and conditions are deemed to be appurtement to the parcel herein conveyed for the use and benefit of the approach invitees of the

owners and occupants, their employees, customers and invitees, of the subject property and theorems and occupants, their customers, employees and invitees, of the adjoining properties similarly restricted.

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request ofKlanath Cc of AugA.D., 19 88 at 2	Punty Title Co. the 19th
of <u>Deeds</u> FEE \$13.00	unty Title Co. the the 19th day ::49 o'clock P.M., and duly recorded in Vol. M88, on Page 13489, Evelyn Biehn County Clerk
	By Quiling Multinology