



Aspen
TITLE & ESCROW, INC.

01036048
WARRANTY DEED

AFTER RECORDING RETURN TO:

AAC3 Partners
122 S 5th
Klamath Falls, OR 97601

191 FEB 27 PM 2 38

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

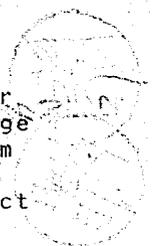
TERRY L. HOWARD and JOHN W. WILLIAMS, each as to an undivided 1/2 interest hereinafter called GRANTOR(S), convey(s) to JOHN K. ASPELL AND CATHERINE ASPELL, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND BRADFORD J. ASPELL AND SUSAN E. ASPELL, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/4 INTEREST AND CARL C. COULSON AND MARY PAT COULSON, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/4 INTEREST hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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."

Handwritten notes:
CCC
SA
7/17/80

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Sewer use charges, if any, due the City of Klamath Falls. 2) Reservations and Restrictions as contained in plat dedication, to wit: "...said plat being subject to: (1) Public utility easement 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 deed for lots within Campus View are filed in Klamath County Records, Volume M-79 at page 19843 and Volume M-79 at Page 22295, Microfilm Records of Klamath County, Oregon. 3) 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 M-79 at Page 19843, Microfilm Records of Klamath county, Oregon, an Addendum thereto recorded September 19, 1979 in Volume M-79 at page 22295, Microfilm Records of Klamath County, Oregon. 4) Subject to a 10 foot jogging easement over and across Lot 1 and 6 as shown on dedicated plat, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. 5) Subject to a 16 foot easement over and across Lots 1 and 6 as shown on dedicated plat. 6) Subject to a slope easement over and across Lot 5 as shown on dedicated plat. 7) Declaration of Restrictive Covenant, dated December 22, 1980 and recorded April 27, 1981 in Volume M-81 at 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 of a period of twenty years. (Affects: Legal description of property owned by Eastport Equities within a 2 mile radius of the property contracted by sale to McDonald's Corp. The following lots within "Campus View" Subdivision are owned by Eastport Equities in Klamath County. Block 2 " Campus View" Subdivision Lots 1, 2, 3, 4, 5, & 6,



BY: _____
SHERMAN DILL

WARRANTY DEED
PAGE 2

Block 3 "Campus View" Subdivision Lots 2, 3, 4, & 5, Block 4 "Campus View" Subdivision Lots 1, 2, 3, 4, & 5, Lots 1 & 2 of Block 4, are subject property; Block 5 "Campus View" Subdivision Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, & 12, Block 6 "Campus View" Subdivision Lots 1, 2, 3, 4, 5, 7, 6. Additional property adjacent to "Campus View" to be used for future development located SE of a Northerly extension of the West boundary of Campus View and a Westerly extension of the North boundary of Campus View.) 8) Easement, including the terms and provisions thereof: For: Easement or right of way 10 feet in width, for an electric underground distribution line. Granted to: Pacific Power & Light Company, a corporation; Recorded on January 28, 1986 in Book M-86 at page 1469. 9) Fence Encroachment onto utility easement and jogging easement as disclosed by Adkins Consulting Engineers, Inc. Survey. 10) City Liens of the City of Klamath Falls, entered on February 1, 1988 on Improvement No. 299 on Cards No. 4, 5, 6, 7, 8, & 9.

The true and actual consideration for this transfer is

~~ONE HUNDRED AND NO VALUABLE CONSIDERATION~~

INITIAL
BPA executed
for J & C
TUC
MPC

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the grantor has executed this instrument this 22 day of FEBRUARY, 1991

Terry L. Howard
TERRY L. HOWARD

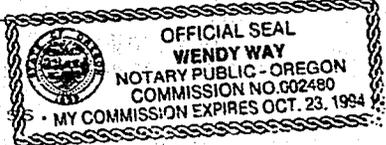
John W. Williams
JOHN W. WILLIAMS

STATE OF OREGON, County of Clackamas ss.

February 26, 1991

Personally appeared the above named TERRY L. HOWARD and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Wendy Way
Notary Public for OREGON
My Commission Expires: 10/23/94

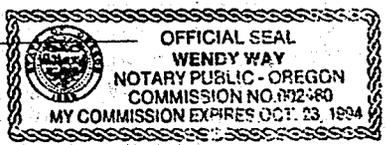


STATE OF OREGON, County of Clackamas

February 26, 1991.

Personally appeared the above named JOHN W. WILLIAMS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Wendy Way
Notary Public for OREGON
My Commission Expires: 10/23/94



LIFE & ESCROW INC

Wendy Way

38155

3822

PARCEL 2:

Lot 1 and a portion of Lot 2, Block 2, Tract 1163, CAMPUS VIEW, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon; thence along the centerline of Clover Street North 54 degrees 54' 38" East 30.00 feet; thence continuing along the centerline of Clover Street along a curve to the left having a radius of 303.64 feet, a central angle of 52 degrees 16' 59", an arc length of 277.07 feet, a long chord of 267.56 feet and a long chord bearing of North 28 degrees 46' 09" East; thence continuing along the centerline of Clover Street North 02 degrees 37' 39" East 263.86 feet more or less; thence North 87 degrees 22' 21" West 30.00 feet to the Westerly right of way line of Clover Street and the true point of beginning; thence North 87 degrees 22' 21" West 198.16 feet more or less; thence North 00 degrees 46' 26" East 57.00 feet more or less; thence North 02 degrees 37' 39" East 58.03 feet; thence South 87 degrees 22' 21" East 200.00 feet to the Westerly right of way line of Clover Street; thence along the Westerly right of way line Clover Street South 02 degrees 37' 39" West 115.00 feet more or less to the point of beginning.

CODE 1 MAP 3809-20BD TL 500
 CODE 1 MAP 3809-20BD TL 600
 CODE 1 MAP 3809-20BD TL 700
 CODE 1 MAP 3809-20BD TL 800
 CODE 1 MAP 3809-20BD TL 900
 CODE 1 MAP 3809-20BD TL 1000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
 of Feb. A.D., 19 91 at 2:38 o'clock P M., and duly recorded in Vol. M91
 of Deeds on Page 3699.

FEE \$38.00

Evelyn Biehn County Clerk

By Quilina Mullendorfe