

OK 34528

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m 91 Page 18405

Eastport Equities Corporation, an Oregon corporation

conveys and warrants to Mark S. Hemstreet

Granfor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:Lots 3, 4, and 5, Block 4, Campus View Subdivision,
Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except SEE REVERSE SIDE HEREOF.

The true consideration for this conveyance is \$319,500. (Here comply with the requirements of ORS 93.030)

Dated this 30th day of March, 1990

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGHING 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.

Eastport Equities Corporation

By: *Kemp Miller* President

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on March 30, 1990

by

(SEAL)

Notary Public for Oregon
My commission expires 4/25/90

WARRANTY DEED

Eastport Equities Corporation

Mark S. Hemstreet GRANTOR

11600 S. W. Barnes Road GRANTEE

Portland, OR 97225

GRANTEE'S ADDRESS ZIP

After recording return to:

John P. Kneeland, Esquire

11600 S. W. Barnes Road

Portland, Oregon 97225

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

Mark S. Hemstreet

11600 S.W. Barnes Road

Portland, OR 97225

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the
day of _____, 19_____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instrument/microfilm/reception No. _____,
Record of Deeds of said county.Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

91 SEP 12 PM 3 11

184C6

ENCUMBRANCES: (1) Grantee's share of current year's property taxes; (2) 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 foot 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;" (3) Declaration of restrictions of Campus View, as filed in Klamath County Records Volume M79, Page 19843, and Volume M79, Page 22295, Microfilm Records of Klamath County, Oregon;" (3) Declaration of restrictions of Campus View Subdivision, subject to 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 Records of Klamath County, Oregon; (4) 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 20 years; (5) Sign easement and agreement, subject to the terms and provisions thereof, dated March 6, 1981, and recorded in Volume M81, Page 6641 and in Volume M81, Page 21433, Microfilm Records of Klamath County, Oregon, in favor of McDonald's Corporation, a Delaware corporation, to-wit: "the purpose of installing, operating, maintaining, repairing, replacing and renewing an identification sign to advertise the McDonald's Restaurant over and upon Lot 4, Block 4, Tract 1163, Campus View . . . together with an easement, 3 feet in width, Northerly of, adjacent and parallel to, the Southerly boundary of Lots 3 and 4 Campus View, Tract 1163, beginning at the line common to Lots 2 and 3, thence Westerly to the above-described easement;" and (6) liens or encumbrances created by or through Grantee or Grantee's successors or assigns.

JPK:sjs
SLD104.001

** Jogging trail easement as shown on the annexed map.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of MOUNTAIN Title Co. the 12th day
of Sept. A.D. 19 91 at 3:11 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 18405
By Evelyn Biehn County Clerk
Deanne M. Mendenhall

FEE \$33.00