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58855

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JAMES R. LANCASTER AND JANICE M. LANCASTER,

conveys and warrants to TERRY J. EDWARDS AND BETTY J. EDWARDS, husband and wife

the following described real property situated in Klamath County Oregon
free of encumbrances except as specifically set forth herein, to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF, CONSISTING OF ONE (1) PAGE.

This conveyance is subject to and excepts: Easements and rights of way of record.

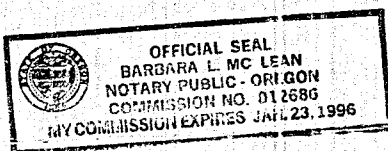
The true consideration for this conveyance is \$ 44,750.00.

"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."

S. L. March
Dated: February 9, 1993.

James R. Lancaster
JAMES R. LANCASTER

Janice M. Lancaster
JANICE M. LANCASTER



STATE OF OREGON

County of Klamath

ss.

March 9 1993

by

This instrument was acknowledged before me on
James R. Lancaster and Janice M. Lancaster.

Barbara L. McLean
Notary Public for Oregon
1-23-96

My commission expires:

Until a change is requested, all tax statements shall be sent to the following address: NO CHANGE.

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

35.00

EXHIBIT "A"

Legal Description
Subdividing Properties At:
Township 29S, Range 08E, Section 06
Located in Klamath County
State of Oregon

5709

Parcel being purchased by Terry J. Edwards and Betty J. Edwards
from James R and Janice M. Lancaster described as follows:

Starting at S1/16 corner of Section 6, Township
29S, Range 8E.

Heading of S 89°, 29', 9"E go 476.9 feet to point
of beginning, continue on bearing of S 89°, 29',
9"E, 926.94 feet to SW 1/16 corner. Turn onto
heading of S 00°, 17', 11"W go 506.74 feet, turn
to heading of S 68°, 09'W go 1331.96 feet, turn to
heading of N 17°, 09', 01"E go 1057.8 feet to
point of beginning.

GRANTOR AND GRANTEE AGREE AS FOLLOWS:

Grantees have approval of Grantors to use existing well on Grantors property as
water source for existing business located on properties being purchased until
such time as Grantee is able to get their own water source. This agreement is
non-transferrable should Grantees sell property.

Grantees have approval of Grantors to use existing highway access to and from
Grantors property onto Highway 97, crossing Grantors property onto Grantees.

Grantor and Grantee mutually agree to maintain the road dividing their properties.
This road is to be used for through traffic only, no vehicles are to be left
parked on this road for any purpose. No raw material trucks are to be unloaded
on the road.

Grantee agrees not to build or operate a restaurant, service station, or towing
business on properties being purchased. Should Grantee sell properties this
stipulation is to be included in selling contract.

Grantee agrees not to build a sawmill which would operate after 6:00 p.m. due to
the noise factor. This stipulation is negotiable if said operation was able to
run at a low noise level to the mutual satisfaction of both parties.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
of March A.D., 19 93 at 1:42 o'clock P. M., and duly recorded in Vol. M93,
of Deeds on Page 5708.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Muckendorfer