

NS

56735
 EASTPORT EQUITES CORP.
 C/O 1822 SW MADISON
 PORTLAND OR 97205
 Grantor's Name and Address

GILBERTSON ENTERPRISES, LLC.
 2121 Kimberly Dr.
 Klamath Falls, OR 97603
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 GILBERTSON ENTERPRISES, LLC.
 2121 Kimberly Dr.
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 GILBERTSON ENTERPRISES, LLC.
 2121 Kimberly Dr.
 Klamath Falls, OR 97603

98 APR 21 AM 11:33 Vol. 198 Page 13155STATE 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
 _____ and/or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

SPACE RESERVED
FOR
RECORDER'S USEBy MTC 44259-KR, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that EASTPORT EQUITES CORPORATION, AN OREGON
 CORPORATION
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GILBERTSON ENTERPRISES, LLC.,
 AN OREGON LIMITED LIABILITY COMPANY
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 7, BLOCK 5 OF TRACT NO. 1163 - CAMPUS VIEW, ACCORDING TO THE OFFICIAL PLAT
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
SUBJECT TO: ALL THOSE ITEMS OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS
OF THE DATE OF THIS DEED AND THOSE EXCEPTION LISTED ON THE ATTACHED EXHIBIT "A".

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 116,686.20. ☒ However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. ☐ (The sentence between the symbols ☐ and ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 14th day of APRIL, 1998, if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

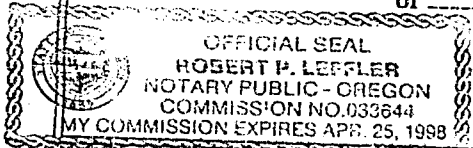
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

EASTPORT EQUITES CORPORATION

BY: KERRY S. GILBERT, PRESIDENTSTATE OF OREGON, County of MULTNOMAH) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on APRIL 14, 1998,by KERRY S. GILBERTas PRESIDENTof EASTPORT EQUITES CORPORATION

Notary Public for Oregon

My commission expires 4/25/98

13156

EXHIBIT "A"
EXCEPTIONS

1. 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 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 deeds for lots within Campus View are filed in Klamath County Records Volume M79, page 19843, and Volume M79, page 22295, Microfilm Records of Klamath County, Oregon.
2. 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 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.
3. 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 twenty years. (Affects Lot 1 and other property in Campus View)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of April A.D., 19 98 at 11:33 o'clock P. M., and duly recorded in Voi. M98
of Deeds on Page 13155.

FEE \$35.00

By Bernetha G. Letsch, County Clerk