56736	9β AFR 21 A11:33 Vol M98 Page 13157
CAMPUS DEVELOPMENT COMPANY	STATE OF OREGON
1696 COVE POINT RD.	County of}ss.
KLAMATH FALLS OR 97601 Grantor's Nerro and Address	recentify that the within instrument
GILBERTSON ENTERPRISES, LLC.	wes received for record on the day of, 19,, at
ziai fimberly Dr.	o'cleck
KlamAth Falls, OK 9760 Grandos's Hame and Addrens	VORATER VORANCE OF Page
er racerding, return to (Mame, Address, Zip):	FOR ment/microfilm/reception No,
GILBERTSON ENTERPRISES, LLC. 2/2/ Kimberly Dr.	RECORDER'S USE Record of Deeds of said County.
Manuth Falls OR 97603	Witness my hand and seal of County
ril requested otherwise, cend all tax statements to (Name, Ac	affixed.
GILBERTSON ENTERPRISES, LLC.	
JJ Kimberly Dr. Klam Hh Falls, OR 976	
	Deputy.
	MIC 49204-NE
	WARRANTY DEED
	S thatCAMPUS_DEVELOPMENT_COMPANY, A GENERAL
PARTNERSHIP	,
AN OREGON LIMITED LIABILITY	on hereinafter stated, to grantor paid byGILBERTSON_ENTERPRISESLLC COMPANY
	t, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
at certain real property, with the tenement	ts, hereditaments and appurtenances thereunto belonging or in any way appertaining,
	County, State of Oregon, described as follows, to-wit:
	/2 of Lot 6, Block 5 of "Tract No. 1163 - Campus View", situated in the SEl/4 NWl/4 of Section 20, Township 38
South, Range 9 East of the Wil	llamette Meridian, Klamath County, Oregon, more
particularly described as fol	
	ner common to Lots 6 and 7 of said Block 5; thence North
	feet to the Westerly corner common to said Lots 6 and 7;
	e Westerly line of said Lot 6 on the arc of a curve to
	North 47 degrees 42'17" West 333.64 feet and central angle
omuals 07 degrees 41:37") 44.1	80 feet: thence South 56 degrees 37/13" East 261,41 feet
	80 feet; thence South 56 degrees 37'13" East 261.41 feet ne of said Lot 6: thence Southwesterly along the Easterly
to a point on the Easterly lin	ne of said Lot 6; thence Southwesterly along the Easterly
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EXHIBIT "A" EXCEPTIONS

13158

 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 Icts 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.

