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CAMPUS DEVELOPMENT COMPANY  
1696 COVE POINT RD.  
KLAMATH FALLS OR 97601  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

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  
\_\_\_\_\_ 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

By \_\_\_\_\_, Deputy.  
MTC 44259-KR

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that \_\_\_\_\_ CAMPUS DEVELOPMENT COMPANY, A GENERAL  
PARTNERSHIP

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:

A parcel of land being the S1/2 of Lot 6, Block 5 of "Tract No. 1163 - Campus View",  
a duly recorded subdivision, situated in the SE1/4 NW1/4 of Section 20, Township 38  
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more  
particularly described as follows:

Beginning at the Easterly corner common to Lots 6 and 7 of said Block 5; thence North  
47 degrees 42'17" West 240.74 feet to the Westerly corner common to said Lots 6 and 7;  
thence Northeasterly along the Westerly line of said Lot 6 on the arc of a curve to  
the left (radius point bears North 47 degrees 42'17" West 333.64 feet and central angle  
equals 07 degrees 41'37") 44.80 feet; thence South 56 degrees 37'13" East 261.41 feet  
to a point on the Easterly line of said Lot 6; thence Southwesterly along the Easterly  
line of said Lot 6 on the arc of a curve to the right (radius point bears North 43  
degrees 11'21" West 445.28 feet and central angle equals 08 degrees 05'59") 62.95 feet  
and South 54 degrees 54'38" West 23.55 feet to the point of beginning.

(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 EXCEPTIONS LISTED ON THE ATTACHED EXHIBIT "A".

\_\_\_\_\_, and that  
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 \$ 77,790.80 . 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 , 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 16th 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.

CAMPUS DEVELOPMENT COMPANY

BY: Kenneth L. Tuttle, PARTNER

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on April 16, 1998,

by Kenneth L. Tuttle

as Partner

of Campus Development Company



Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99



EXHIBIT "A"  
EXCEPTIONS

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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., 1998 at 11:33 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 13157.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk