

After Recording Return to:
Randall Simonson (Washburn Trust JV)
2861 Pinecrest Court
Medford, OR 97504

2006-018962
Klamath County, Oregon



00004286200600189620010012

09/21/2006 11:01:18 AM

Fee: \$21.00

Deed of Restriction and Covenant

This deed restriction and covenant is between RANDALL D SIMONSON on behalf of Washburn Trust JV, an Oregon partnership, hereafter, "OWNER" Parcel 2, for the benefit of "OWNER" Parcel 1, and shall run with the land and encumber the property described below effective from the date of the recording of this deed restriction with the Klamath County Recorder until the terms of the restriction are met, further agreement between the parties or their assigns or by operation of law. The property is described as follows;

Parcel 2 Land Partition 18-06 being a portion of "Major Land Partition No. 34-04" Situated on the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Klamath Falls County, Oregon (hereafter "Property").

Parcel 2 being a re-plat of Parcel 3 of Land Partition 34.04 situated in the NW1/4 NW1/4 of Section 10, T 39 S, R 9 E, W.M. Klamath County, Oregon being approximately .93 acres may not build any structure within 50 feet of the south boundary of adjacent north Parcel 1 further expressed on attached Exhibit "A".

{{ beginning at the iron pin "northwest corner" of parcel 2 and extending southward 50 feet thence 250 feet eastward to N00°02'42"W thence north 50 feet to the iron pin "northeast corner" of Parcel 2 thence 250 feet westward to the iron pin "northwest corner of Parcel2. }} unless expressly approved in writing by all parties. The existing structure currently located on Parcel 2 will be demolished as agreed by all parties "OWNERS".

Further giving free access but non-exclusive use to "OWNER of Parcel 1" for the purpose of Parking and Utility Maintenance Service of Equipment (both south and east boundaries) as part of the current structure located on Parcel 1 known as the "Washburn Retail Center" 3255 Washburn Way...

The consideration for this deed in terms of dollars is \$0. However, the actual consideration consists of or includes other value given or promised which is the whole consideration.

As partial consideration for Owner restricting the transfer of this property, Grantor agrees to approve the proposed Deed restriction for the benefit of both Parcels 1 and 2.


On behalf of Washburn Trust JV

Date 9-21-06

Randall D Simonson It's Managing Member

*I Susie Costic witnessed RANDALL DEAN SIMONSON sign above document. 9-21-06
My Commission expires March 13, 2010*

1 Deed of Restriction

