

LEVI D. WIEST AND FLORA E. WIEST

No. 616

TO

FILED MARCH 24, 1917

WILLIAM GOTTSTEIN.

J. H. HUNTER, COUNTY CLERK.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LEVI D. WIEST AND FLORA E. WIEST, HIS WIFE, OF BEND, OF THE COUNTY OF DESCHUTES, STATE OF OREGON, IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS TO THEM PAID BY WILLIAM GOTTSTEIN, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO SAID WILLIAM GOTTSTEIN, HIS HEIRS AND ASSIGNS, ALL THE FOLLOWING BOUND-ED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF CROOK AND STATE OF OREGON:

LOTS TEN AND ELEVEN (10 AND 11) AND TWELVE (12) BLOCK TEN (10), WIESTORIA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF CROOK COUNTY, OREGON, SUBJECT TO THE FOLLOWING RESERVATIONS AND CONDITIONS TO-WIT:

DURING THE PERIOD COMMENCING ON THE DATE OF THIS CONVEYANCE AND ENDING ON THE FIRST DAY OF MAY 2000, NO INTOXICATING LIQUOR SHALL BE MANUFACTURED, OR SOLD OR OTHERWISE DISPOSED OF AS A BEVERAGE, IN ANY PLACE OF PUBLIC RESORT ON THE PREMISES HEREIN BEFORE DESCRIBED AND HEREBY CONVEYED; NOR SHALL SAID PREMISES AT ANY TIME DURING SAID PERIOD BE OCCUPIED OR USED AS OR FOR ANY BAWDY HOUSE, SALOON OR OTHER PLACE OF BUSINESS GENERALLY CLASSED AS OBNOXIOUS OR DETRIMENTAL TO THE VALUE OF THIS PROPERTY, NOR BE IN ANY MANNER, FORM OR WAY USED OR OCCUPIED BY CHINESE OR JAPANESE, EXCEPT THAT CHINESE OR JAPANESE MAY BE EMPLOYED BY RESIDENTS THEREON AS SERVANTS, NOR SHALL ANY BUILDING WHICH MAY BE CONSTRUCTED ON SAID PREMISES BE WITHIN 20 FEET OF THE LOT LINE ALONG THE STREET EXCEPT FOR BUSINESS PURPOSES IN SAID WIESTORIA; NOR SHALL ANY RESIDENCE WHICH MAY BE CONSTRUCTED ON SAID PREMISES COST LESS THAN FIVE HUNDRED DOLLARS.

AND IN THE EVENT THAT THE CONDITIONS AFORESAID (ALL OF WHICH ARE INCLUDED FOR THE BENEFIT SOLELY OF THE GRANTORS) OR ANY ONE OR MORE OF THEM, SHALL BE BROKEN BY SAID WILLIAM GOTTSTEIN, HIS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES OR BY ANY SUCH PERSON OR PERSONS HOLDING THE SAID PREMISES FOR BY, THROUGH OR UNDER THEM, OR IF THE SAID PREMISES SHALL WITHIN THE SAID PERIOD BE OCCUPIED OR USED FOR ANY OF THE PURPOSES OR BY ANY PERSONS OF THE RACES PROHIBITED AS AFORESAID, THEN, AND IN EITHER OR ANY SUCH CASE, THIS CONVEYANCE SHALL REVERT TO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS FREED FROM ALL RIGHT, TITLE OR CLAIM ARISING UNDER OR BY REASON OF THIS CONVEYANCE. PROVIDED, HOWEVER, THAT IN THE EVENT OF ANY FORFEITURE AS HEREINBEFORE PROVIDED FOR, AND IF THERE SHALL AT THE TIME THEREOF BE ANY MORTGAGE OR LIEN UPON SAID PREMISES, THEN THE HOLDER OF SUCH MORTGAGE OR LIEN, OR HIS SUCCESSOR, SHALL HAVE THE OPTION TO TAKE SAID PREMISES AND TO HOLD THE SAME ON THE SAME TERMS AND CONDITIONS, AND SUBJECT TO FORFEITURE IN HIS, HER, ITS OR THEIR HANDS FOR LIKE CAUSES AND ON THE SAME CONDITIONS AS HEREINBEFORE PROVIDED AS AGAINST THE GRANTEE HEREIN OR HIS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, WATER RIGHT, AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING, AND ALSO ALL THEIR ESTATE RIGHT AND INTEREST IN AND TO THE SAME, INCLUDING DOWER AND CLAIM OF DOWER.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED AND GRANTED PREMISES UNTO THE SAID WILLIAM GOTTSTEIN HIS HEIRS AND ASSIGNS FOREVER; AND LEVI D. WIEST AND FLORA E. WIEST, GRANTORS ABOVE NAMED, DO COVENANT TO AND WITH WILLIAM GOTTSTEIN THE ABOVE NAMED GRANTEE, HIS HEIRS AND ASSIGNS THAT THEY ARE LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED