

LEVI D. WIEST & WIFE

TO

LYTLE TOWNSITE CO.

VOLUME 23, DEEDS, PAGE 245
TRANSCRIPT FROM CROOK COUNTYFILED NOVEMBER 16th, A.D. 1910

468

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LEVI D. WIEST AND FLORA E. WIEST, HIS WIFE, OF BEND, OF THE COUNTY OF CROOK, STATE OF OREGON, IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS TO THEM PAID BY LYTLE TOWNSITE CO. HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO SAID LYTLE TOWNSITE CO., ITS HEIRS AND ASSIGNS, ALL THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF CROOK AND STATE OF OREGON: LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16) BLOCK THIRTEEN (13), 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:

THE GRANTORS RESERVING THE RIGHT FOR THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES TO CONSTRUCT AND MAINTAIN ACROSS THIS PROPERTY ANY DITCH, FLUME OR SYPHON THAT MAY BE FOUND NECESSARY TO CONVEY WATER TO ANY OTHER PROPERTY EMBRACED IN WIESTORIA PROVIDED, HOWEVER, THAT THERE SHALL NOT BE MORE THAN ONE DITCH, FLUME OR SYPHON ACROSS EACH LOT HEREIN INCLUDED, AND THAT THE MAXIMUM WIDTH OF ANY SUCH DITCH, FLUME OR SYPHON SHALL NOT EXCEED SIX (6) FEET AT THE HIGH WATER LINE AND ALSO THAT THE GRANTEE MAY CHANGE THE LOCATION AND CONSTRUCTION OF ANY DITCH, FLUME OR SYPHON ACROSS THIS PROPERTY AT HIS OWN EXPENSE IN ANY MANNER WHATEVER, PROVIDED THAT SUCH CHANGES DO NOT AFFECT THE FLOW OR PURITY OF THE WATER BELOW THIS PROPERTY.

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 HEREINBEFORE 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 LYTLE TOWNSITE CO. ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, OR BY ANY SUCH PERSONS HOLDING THE SAME PREMISES FOR, BY, THROUGH OR UNDER THEN, 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, 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 ITS HEIRS, SUCCESS-

409

ORS, ASSIGNS OR LEGAL REPRESENTATIVES.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS PROPORTIONATE 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 LYTLE TOWNSITE CO., ITS HEIRS AND ASSIGNS FOREVER, AND LEVI D. WIEST AND FLORA E. WIEST GRANTORS ABOVE NAMED, DO COVENANT TO AND WITH LYTLE TOWNSITE CO., THE ABOVE NAMED GRANTEE ITS HEIRS AND ASSIGNS, THAT THEY ARE LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, THAT THE ABOVE GRANTED PREMISES ARE FREE FROM ALL INCUMBRANCES, AND THAT THEY WILL AND THEIR HEIRS, EXECUTORS AND ADMINISTRATORS SHALL, WARRANT AND FOREVER DEFEND THE ABOVE GRANTED PREMISES, AND EVERY PART AND PARCEL THEREOF, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, WE, THE GRANTORS ABOVE NAMED, HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11TH DAY OF NOVEMBER, 1910

WITNESSES:

LEVI D. WIEST (SEAL)

C.S. HUDSON: LEWIS G. MCREYNOLDS

FLORA E. WIEST (SEAL)

STATE OF OREGON,)
) ss.
COUNTY OF CROOK)

BE IT REMEMBERED, THAT ON THIS 11 DAY OF NOVEMBER, A.D. 1910, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED LEVI D. WIEST AND FLORA E. WIEST, HIS WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

LEWIS G. MCREYNOLDS

NOTARY PUBLIC FOR OREGON

(NOTARIAL SEAL)

MY COMMISSION EXPIRES MAY 21, 1911

7735

THOMAS ARNOLD & WIFE

TO

W. F. ARNOLD

VOLUME 23, DEEDS, PAGE 246
TRANSCRIPT FROM CROOK COUNTY

FILED NOVEMBER 16", A.D. 1910

KNOW ALL MEN BY THESE PRESENTS, THAT WE THOMAS ARNOLD AND VIOLA ARNOLD HIS WIFE OF SISTERS STATE OF OREGON, IN CONSIDERATION OF TWO THOUSAND DOLLARS, TO US PAID BY W.F. ARNOLD OF SISTERS STATE OF OREGON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO SAID W.F. ARNOLD HEIRS AND ASSIGNS, ALL THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF CROOK AND STATE OF OREGON: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION No 18, TOWNSHIP No 15 SOUTH OF RANGE No ELEVEN EAST, OF THE WILLAMETE MERIDIAN, CONTAINING, ACCORDING TO THE