

1 THIS INDENTURE WITNESSETH, That PEGGY M. SLOAN, a single woman, and ROBERT  
2 SLOAN, a single man, Grantors, for and in consideration of the sum of Ten  
3 Dollars to them paid, have bargained and sold and by these presents do grant,  
4 bargain, sell and convey unto K. F. MURRAY and FLOSSIE MURRAY, husband and wife,  
5 Grantees, the following described premises situated in Klamath County, Oregon,  
6 to-wit:

7 Lots 17 and 18, Pelican Acres, according to the official plat thereof.

8 Subject to: Reservations contained in plat and dedication of Pelican  
9 Acres, and in Federal Patents; Agreement concerning the operation of  
10 the Dam and control of the water levels of Upper Klamath Lake; and to  
11 the following building and use restrictions which grantees, their heirs,  
12 grantees and assigns, assume and agree to fully observe and comply  
13 with, to-wit:

- 14 (1) That grantees will not suffer or permit any unlawful, unsightly or  
15 offensive use to be made of said premises nor will they suffer or  
16 permit anything to be done thereon which may be or become a nuisance  
17 or annoyance to the neighborhood.
- 18 (2) That grantees will use said premises solely as a residence or summer  
19 home site.
- 20 (3) That said premises shall never be subdivided nor shall any less por-  
21 tion than the whole thereof ever be sold, leased or conveyed and  
22 that no building except one summer home or residence and the usual  
23 and necessary outbuildings incidental thereto shall ever be erected  
24 thereon.
- 25 (4) That no building shall ever be erected within 10 feet of any  
26 exterior property line.
- 27 (5) That the foregoing covenants and restrictions are appurtenant to and  
28 for the benefit of each and every other lot in said Pelican Acres  
29 and shall forever run with the land and shall bind the premises  
30 herein conveyed for the benefit of each and every other lot in said  
31 addition and that the foregoing covenants and restrictions shall be  
32 incorporated in and made a part of each and every other deed or con-  
veyance hereafter executed for the purpose of conveying these premises.

33 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said  
34 grantees as an estate by the entirety. And the grantors do hereby covenant to  
35 and with the grantees, and their assigns, that they are the owners in fee simple  
36 of said premises; that they are free from all incumbrances except those above  
37 set forth and those which may have been incurred by grantees; and that they will  
38 warrant and defend the same from all lawful claims whatsoever, except those  
39 above set forth and any suffered or created by grantees.

40 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 21st  
41 day of April, 1965.

& Gordon  
GANDONG & GANDONG  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

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Deed - Page 1.



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Peggy M. Sloan 17 (SEAL)  
Robert Sloan (SEAL)  
By Peggy M. Sloan  
His Attorney-in-Fact

STATE OF OREGON )  
County of Klamath ) SS

BE IT REMEMBERED, That on this 23 day of April, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy M. Sloan, a single woman, who is known to me to be the identical individual described in and who executed the foregoing instrument and acknowledged the same to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Gael McDonald  
Notary Public for Oregon  
My Commission Expires: April 4, 1967

STATE OF OREGON )  
County of Klamath ) SS

April 23, 1965

Personally appeared Peggy M. Sloan, who being duly sworn, did say that she is attorney-in-fact for Robert Sloan, a single man, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Gael V. McDonald  
Notary Public for Oregon  
My Commission Expires: April 4, 1967

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mrs. K.F. Murray

this 15 day of July, A.D. 19 65 at 3:30 o'clock PM., and

duly recorded in Vol. 2-65, of Deeds on Page 16

DOROTHY ROGERS, County Clerk

Fee 3.00

By Peggy M. Sloan

14  
& Gordon  
BANONG & BANONG  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

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