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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 VIRGINIA M. FULLER, Grantee, the following
5 described premises situated in Klamath County, Oregon, to-wit:

6 Lot 155 of Third Addition to Sportsman Park, Klamath County, Oregon,
7 according to the official plat thereof on file in the Records of
8 Klamath County, Oregon.

9 Subject to: Taxes for fiscal year commencing July 1, 1965, which are
10 now a lien but not yet payable; Agreement concerning the operation of the
11 dam and control of the water levels of Upper Klamath Lake; Reservations
12 and easements contained in the Dedication of Third Addition to Sportsman
13 Park, and any easements of record; and to the following building and use
14 restrictions which grantee, her heirs, grantees and assigns, assumes and
15 agrees to fully observe and comply with, to-wit:

16 (1) That grantee will not suffer or permit any unlawful, unsightly or
17 offensive use to be made of said premises nor will she suffer or
18 permit anything to be done thereon which may be or become a nuisance
19 or annoyance to the neighborhood.

20 (2) That she will use said premises solely as a residence or summer home
21 site.

22 (3) That each said lot shall never be subdivided nor shall any less por-
23 tion than the whole of said lot ever be sold, leased or conveyed, and
24 that no building, except one summer home or residence and the usual
25 and necessary outbuildings thereto shall ever be erected thereon.

26 (4) That no building shall ever be erected within 5 feet of any exterior
27 property line.

28 (5) That the foregoing covenants are appurtenant to and for the benefit
29 of each and every other lot in said Third Addition to Sportsman Park
30 and shall forever run with the land and shall bind the premises here-
31 in conveyed for the benefit of each and every other lot in said addi-
32 tion and the foregoing covenants and restrictions shall be incorpora-
ted in and made a part of each and every other deed or conveyance
hereafter executed for the purpose of conveying these premises.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
grantee, her heirs and assigns forever. And the grantors do hereby covenant to
and with the grantee, and her assigns, that they are the owners in fee simple
of said premises; that they are free from all incumbrances except those above
set forth and those which may have been incurred by grantee; and that they will
warrant and defend the same from all lawful claims whatsoever, except those
above set forth and any suffered or created by grantee.

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

F. Gordon
GARDNER & GARDNER
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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Peggy M. Sloan 727 (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 4 day of August, 1965, before me, the under-
signed, 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.

Cecil W. Dornier
Notary Public for Oregon
My Commission Expires: April 4, 1967

STATE OF OREGON)
County of Klamath) SS
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 fore-
going instrument by authority of and in behalf of said principal; and she ack-
nowledged said instrument to be the act and deed of said principal.
Before me:

Cecil W. Dornier
Notary Public for Oregon
My Commission Expires: April 4, 1967

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of Virginia Fuller
this 10 day of August A.D. 1965 at 10:30 o'clock A.M., and
duly recorded in Vol. M-65 of Deeds on Page 726.
By DOROTHY BECHER, County Clerk
Fee 3.00

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