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KNOW ALL MEN BY THESE PRESENTS, That Peggy M. Sloan, a single woman, and Robert Sloan, a single man, Grantors,

in consideration of - - - Ten and 00/100 - - - Dollars,
to them paid by Ben Greaser and Nathia M. Rasmussen, Grantees,
do hereby grant, bargain, sell and convey
unto said Grantees

not as tenants in common but with the right of survivorship, their assigns and the heirs of such survivor, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

Lots 134 and 135 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the Records of Klamath County, Oregon.

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

- (1) That grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That they will use said premises solely as a residence or summer home site.
- (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 5 feet of any exterior property line. (It being understood and agreed that grantees may construct on the interior lot line between said lots herein conveyed.)
- (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Third Addition to Sportsman Park and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said addition and the foregoing covenants and restrictions shall be incorporated 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 above described and granted premises unto the said Grantees

assigns and the heirs of such survivor forever. Provided, however, that the grantees herein do not take the in common but with the right of survivorship; that is, that the fee shall vest absolutely in the survivor grantees.

And Peggy M. Sloan, a single woman, and Robert Sloan, a single man,

the grantor S. above named, do covenant to and with the above named grantees, their 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 encumbrances, except those above set forth,

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, except those above set forth.

Witness their hand S. and seal S. this 23d day of July, 1965.

Peggy M. Sloan (SEAL)

Robert Sloan (SEAL)

4 By Peggy M. Sloan (SEAL)
his Attorney-in-Fact

(SEAL)

County of.....Klamath.....

SS.

BE IT REMEMBERED, That on this 4 day of August, July, 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 within instrument and acknowledged to me that
..... she executed the same freely and voluntarily.

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

Notary Public for... Oregon
My Commission Expires... April 9, 1997

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 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.

Notary Public for Oregon
My Commission Expires: April

WARRANTY DEED

(Survivorship)

(FORM No. 690)

020

STATE OF Oregon ss.
County of Klamath

I certify that the within instrument was received for record on the 13 day of Sept., 1965, at 2:45 o'clock A. M., and recorded in book M-65 on page 1602.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk—Recorder.

By John M. Hickman

Fee 3.00

STEVENS-NESS LAW PUB. CO., PORTLAND

These return to -

BEN F GREASER
663 S HOLLY ST
MEDFORD ORE
97501

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