

WARRANTY DEED

6319 M-66-5315

KNOW ALL MEN BY THESE PRESENTS, that B. W. NETHERLAND and ELLA M. NETHERLAND, husband and wife, Grantors, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to them paid by THEODORE G. MARCISZ and IRENE MARCISZ, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

Lot 75 of Second Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof;

Subject to: Agreement concerning operation of the dam and control of water levels of Upper Klamath Lake; reservations contained in the dedication of Second Addition to Sportsman Park, 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 homesite.
- (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof 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 10 feet of any exterior property line.
- (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Second 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 that 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, their heirs and assigns forever, as above stated.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, 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.

WITNESS our hands and seals this 17th day of May, 1966.

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B. W. Netherland

(SEAL)

Ella Netherland

(SEAL)

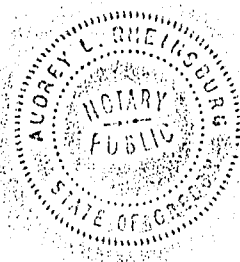
WALTER D. NUNLEY
LAWYER
8 GULLEY BUILDING
MEDFORD, OREGON

Warranty Deed -1-

STATE OF OREGON }
County of Jackson } ss.

5316

BE IT REMEMBERED that on this 17th day of May, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named B. W. NETHERLAND and ELLA M. NETHERLAND, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they signed the same freely and voluntarily.



Audrey L. Rheinboldt
Notary Public for Oregon
My commission expires 2/13/70

STATE OF OREGON, COUNTY OF CLATSOP; ss.

Filed for record at request of *Theodore Marcisz*
this *18th* day of *May*, 1966 at *5:00* o'clock P.M., and
duly recorded in Vol. *M-66*, of *Deeds* on Page *5315*

DOROTHY ROGERS, County Clerk

Fee \$*3.00* pd. By *Dolores Lane*

Theodore Marcisz
Ret: *2060 Lainsridge*
Medford

Warranty Deed -2-

WALTER D. NUNLEY
LAWYER
909 WEST 6TH STREET
MEDFORD, OREGON