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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 Dollars  
3 to them paid, have bargained and sold and by these presents do grant, bargain.  
4 sell and convey unto DAVID W. CLOVER and DOROTHY A. CLOVER, husband and wife,  
5 Grantees, the following described premises situated in Klamath County, Oregon,  
6 to-wit:

7 Lot 165 of Third Addition to Sportsman Park, Klamath County, Oregon,  
8 according to the official plat thereof on file in the Records of  
Klamath County, Oregon.

9 Subject to: Agreement concerning the operation of the dam and control  
10 of the water levels of Upper Klamath Lake; Reservations and easements  
11 contained in the Dedication of Third Addition to Sportsman Park; and  
12 to the following building and use restrictions which grantees, their  
13 heirs, grantees and assigns, assume and agree to fully observe and  
14 comply with, to-wit:

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said  
grantees as an estate by the entirety. And the grantors do hereby covenant to  
and with the grantees, and their 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 grantees; 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 grantees.

& Gordon  
GANONG & GANONG/  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

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Robert Sloan (SEAL)

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David Clower - 476 No Laurel  
Ashland, Ore