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THIS INDENTURE WITNESSETH, That PEGGY M. SLOAN, a single woman, and ROBERT SLOAN, a single man, Grantors, for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold and by these presents do grant, bargain. sell and convey unto DAVID W. CLOVER and DOROTHY A. CLOVER, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon,

Lot 165 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: 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 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 grantees will use said premises solely as a residence or summer home site.
- (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 incidental 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 and restrictions 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 sadition 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 MATE 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 crasted by grantees.

& Gordon
GANDNG & BANDNG

ATTORNEYS AT LAW
KLAMATH FALLS, DRE.

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Sinhal, a ringle man, Grentore, for and in consideration of the sum of Yen Bollard THIS INDENTURE WITNESSETH, That PEGCY N. SLOAN, a single women, and ROFERY IN WITNESS WHEREOF, They have because set their hands and seals this 21st 1 day of April, 1965. 2 9970 3 (SEAL) 6 STATE OF OREGON 7 County of Klamath BE IT REMEMBERED, That on this 23 day of April, 1965, before me, the under-8 signed, a Notary Public in and for said County and State, personally appeared 9 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 10 acknowledged the same to be her voluntary act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day 11 and year last above written. Call. medonal 12 Notary Public for Oregon
(v) Commission Expires: 1440 4,1961 13 14 STATE OF OREGON April 23, 1965 County of Klamath SS 15 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 16 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. 17 Before me: Notary Public for Oregon
My Commission Expires: 18 19 20 21 22 23 STATE OF OMEGON; COU Filed for second at 1 David Clover 24 this 12 day of Oak Let 1/20 of ck PM., and 25 26 27 28 29 30 31 23 32

for them paid, have barged and sold and by those presence do grant, bargein,

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

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