

A-18312

100660

11-16-64 11227

1 THIS INDENTURE WITNESSETH, That Francis S. Landrum and Frank F. Ganong,
2 Grantors, for and in consideration of the sum of Ten Dollars to them paid have
3 bargained and sold, and by these presents do grant, bargain, sell and convey unto
4 Oscar W. Anderson and Dorothy B. Anderson, husband and wife, Grantees, the
5 following described premises situated in Klamath County, Oregon, to-wit:

6 Lots 2 and 3 in Block 3 of River Park, Klamath County, Oregon, according
7 to the official plat thereof,

8 Subject to: Easements and rights of way of record; public rights in
9 Williamson River; and to the following building and use restrictions
10 which grantees, their heirs, grantees and assigns, assume and agree to
11 fully observe and comply with, to-wit:

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

33 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
34 grantees as an estate by the entirety. And the said grantors do hereby covenant
35 to and with the said grantees, and their assigns, that they are the owners in
36 fee simple of said premises; that they are free from all incumbrances, except
37 those above set forth, and that they will warrant and defend the same from all
38 lawful claims whatsoever, except those above set forth.

39 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 3d day
40 of April, 1964.

41 *Francis S. Landrum* (SEAL)
42 *Frank F. Ganong* (SEAL)
3

KLAMATH COUNTY
OCT 2 1964
RECORDED
FILED
CLERK
Klamath Falls, Ore.
GANOING & GANOING
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Page 1 - Warranty Deed

1 STATE OF OREGON)
2 County of Klamath) SS

11298

3 BE IT REMEMBERED, That on this 3d day of April, 1964, before me, the under-
4 signed, a notary public in and for said County and State, personally appeared
5 the within named Francis S. Landrum and Frank F. Ganong, who are known to me
6 to be the identical persons described in and who executed the within instrument
7 and acknowledged to me that they executed the same freely and voluntarily.

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

10
11 *William Ganong*
12 Notary Public for Oregon

13 My Commission expires: *October 5, 1964*

14 STATE OF OREGON; COUNTY OF KLAMATH; ss:

15 Filed for record at request of Klamath County Title Co.
16 this 26 day of Oct. 1966 at 11:15 o'clock A., and
17 duly recorded in Vol. M-66, of Deeds on Page 11297.

18 Fee \$3.00

19 DOROTHY ROGERS, County Clerk

20 By *Jane Mearns*

21
22
23
24
25
26
27
28
29
30
31 *Return*

32 *Osam H. Anderson*
1619 Eldorado
Klamath Falls, Ore
Page 2 - Warranty Deed

GANONG & GANONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.