

10636

11982

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 BURREL C. MADDUX and CLARA C. MADDUX, husband and wife,
5 Grantees, the following described premises situated in Klamath County, Oregon,
6 to-wit:

7 Lot 123 of Third Addition to Sportsman Park, Klamath County, Oregon,
8 according to the official plat thereof on file in the Records of
9 Klamath County, Oregon.

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

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

33 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
34 said grantees as an estate by the entirety. And the grantors do hereby cove-
35 nant to and with the 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 those which may have been incurred by grantees; and
38 that they will warrant and defend the same from all lawful claims whatsoever,
39 except those above set forth and any suffered or created by grantees.

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GANDONG & GANDONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 1.

3 GROWN, a single man, grantor, for and in consideration of the sum of ten dollars
4 THIS INDENTURE WITNESSETH that BRUCE M. GROWN, a single woman, and ROBERT
5 SLOAN

11983

1 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 12th
2 day of January, 1965.

3 Peggy M. Sloan (SEAL)
4 Robert Sloan (SEAL)

5 by Peggy M. Sloan
6 her Attorney-in-Fact

7 STATE OF OREGON)
8 County of Klamath) ss

9 BE IT REMEMBERED, That on this 10 day of January, 1965, before me, the
10 undersigned, a Notary Public in and for said County and State, personally
11 appeared the within named Peggy M. Sloan, a single woman, who is known to me to
12 be the identical individual described in and who executed the foregoing instru-
13 ment and acknowledged the same to be her voluntary act and deed.

14 IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day
15 and year last above written.

16 Carl V. McDonald
17 Notary Public for Oregon
18 My Commission Expires April 4, 1967

19 STATE OF OREGON)
20 County of Klamath) ss

21 Personally appeared Peggy M. Sloan, who being duly sworn, did say that she
22 is attorney-in-fact for Robert Sloan, a single man, and that she executed the
23 foregoing instrument by authority of and in behalf of said principal; and she
24 acknowledged said instrument to be the act and deed of said principal.

25 Before me:

26 Carl V. McDonald
27 Notary Public for Oregon
28 My Commission Expires April 4, 1967

29 STATE OF OREGON, COUNTY OF KLAMATH, ss.

30 Filed for record at request of Burriel C. Maddux
31 this 25 day of December, 1966 at 4:25 PM, and
32 duly recorded in Vol. 116 of Deeds on Page 11982

Fee 3.00

DOROTHY ROGERS County Clerk
By Levin M. Knutson

BANONG & BANONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 2.

Ret. to:
Burriel C. Maddux
3076 Alta Mesa Dr., Redding, Calif.