

14449

1967 May 29 3966

1 THIS INDENTURE WITNESSETH, That PEGGY M. STIVERS and ELTON V. STIVERS, her
2 husband, Grantors, for and in consideration of the sum of Ten Dollars to them
3 paid, have bargained and sold and by these presents do grant, bargain, sell and
4 convey unto FERRY O. DABOLING and JANINE R. DABOLING, husband and wife, Grantees,
5 the following described premises situated in Klamath County, Oregon, to-wit:

6 Lot 104 of Third Addition to Sportsman Park, Klamath County, Oregon, according
7 to the official plat thereof on file in the records of Klamath County, Oregon.

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

14 (1) That grantees will not suffer or permit any unlawful, unsightly or offen-
15 sive use to be made of said premises nor will they suffer or permit anything
16 to be done thereon which may be or become a nuisance or annoyance to the
17 neighborhood.

18 (2) That they will use said premises solely as a residence or summer home site.

19 (3) That each said lot shall never be subdivided nor shall any less portion than
20 the whole of said lot ever be sold, leased or conveyed, and that no building
21 except one summer home or residence and the usual and necessary outbuildings
22 thereto shall ever be erected thereon.

23 (4) That no building shall ever be erected within 5 feet of any exterior prop-
24 erty line.

25 (5) That the foregoing covenants are appurtenant to and for the benefit of each
26 and every other lot in said Third Addition to Sportsman Park and shall forever
27 run with the land and shall bind the premises herein conveyed for the benefit
28 of each and every other lot in said addition and the foregoing covenants and
29 restrictions shall be incorporated in and made a part of each and every other
30 deed or conveyance hereafter executed for the purpose of conveying these premises.

31 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
32 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.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 25th
day of May, 1967.

Elton V. Stivers
Peggy M. Stivers

(SEAL)

(SEAL)

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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1 STATE OF OREGON)
2 County of Klamath) ss

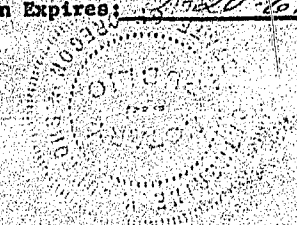
May 26, 1967

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3 Personally appeared the above named Peggy M. Stivers and Eldon V. Stivers,
4 her husband, and acknowledged the foregoing instrument to be their voluntary
5 act and deed.

6 Before me:

7 *Arthur W. Carson*
8 Notary Public for Oregon
9 My Commission Expires: 5-20-69



19 STATE OF OREGON, COUNTY OF KLAMATH, ss.

20 Filed for record at request of *Russ Sabok*
21 this 29 day of May 1967 at 10:06 clock P.M., and
22 duly recorded in Vol. M-67, of *Deed* on Page 3966

23 *300*
24 DOROTHY ROGERS, County Clerk
25 By *Dorothy Rogers*

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31 Deed - Page 2.
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