

1854

1 THIS INDENTURE WITNESSETH, That PEGGY M. STIVERS, who was formerly Peggy M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN, a single man,
3 Grantors, for and in consideration of the sum of Ten Dollars to them paid, have
4 bargained and sold and by these presents do grant, bargain, sell and convey
5 unto NOBLE B. GOETTEL and DOROTHY A. GOETTEL, husband and wife, Grantees, the
6 following described premises situated in Klamath County, Oregon, to-wit:

7 Lot 177 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: Taxes for fiscal year commencing July 1, 1967, which are
11 now a lien but not yet payable; Agreement concerning the operation of
12 the dam and control of the water levels of Upper Klamath Lake; Reserva-
13 tions and easements contained in the Dedication of Third Addition to
14 Sportsman Park; and any easements of record; and to the following build-
15 ing and use restrictions which grantees, their heirs, grantees and
16 assigns, assume and agree to fully observe and comply with, to-wit:

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

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

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IN WITNESS WHEREOF, They have hereunto set their hands and seals this 11th day of August, 1967.

Eldon V. Stivers (SEAL)

Peggy M. Stivers (SEAL)

Robert Sloan (SEAL)

By Peggy M. Stivers
his Attorney-in-Fact

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, That on this 15th day of August, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy M. Stivers (who was formerly Peggy M. Sloan) and Eldon V. Stivers, her husband, who are known to me to be the identical individuals described in and who executed the foregoing instrument and acknowledged the same to be their voluntary act and deed.

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

(SEAL)

My Commission Expires: 5-20-69

Catherine J. Conner
Notary Public for Oregon

STATE OF OREGON)
County of Klamath) SS

Personally appeared Peggy M. Stivers (who was formerly 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 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.

Before me:

(SEAL)

My Commission Expires: 5-20-69

Catherine J. Conner
Notary Public for Oregon

STATE OF OREGON,)
County of Klamath) ss

Filed for record at request of

Noble B. Goettel

on this 13 day of December A. D. 19 67

at 11:35 o'clock AM, and duly

recorded in Vol. M-67 of Deeds

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BERNIE ROGERS, County Clerk

Fee 3.00

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

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