

THIS INDENTURE WITNESSETH, That PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband; 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 NOBLE B. GOETTEL and DOROTHY A. GOETTEL, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

Lot 177 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

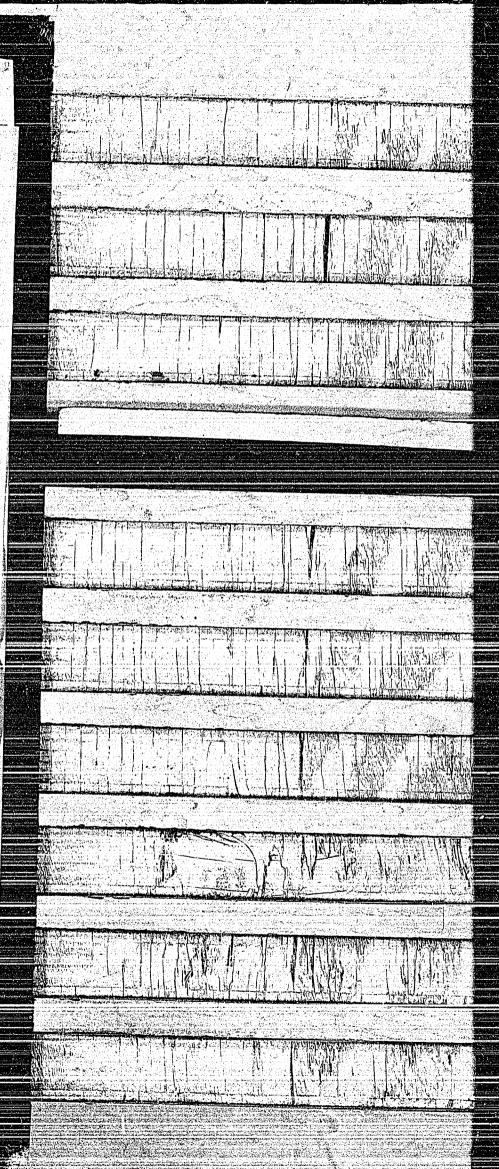
Subject to: Taxes for fiscal year commencing July 1, 1967, which are now a lien but not yet payable; Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; and any easements of record; 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 they will use said premises solely as a residence or summer home site.
- (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings 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 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 addition and 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 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; 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.

A SORDON A SORDON ATTORNEYS AT LAW ORLAMATH FALLS, ORE.

Deed - Page 1.



9678 IN WITNESS WHEREOF, They have hereunto set their hands and seals this lith day of August, 1967. (SEAL) (SEAL) STATE OF OREGON County of Klamath) SS

RE IT REMEMBERED, That on this day of August, 1967, before me, the undersigned, a Notary Fublic in and for said County and State, personally 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 ack-County of Klameth 10 nowledged the same to be their voluntary act and deed. 11 IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day 12 and year last above written. 13 (SEAL) 14 Notary Public for Oregon My Commission Expires: 5-20-69 15 16 STATE OF OREGON County of Klamath 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 and department by In behalf of said principal; and she acknowledged said instrument to be the 19 20 (SEAL) 21 My Commission Expires: 7-20-69 Notary Public for Oregon 22 23 24 STATE OF OREGON, } sa 25 Filed for record at request of 26 Noble B. Goettel on this 13 day of December A. D. 19 67 27 o'el o' AM ", and duly at_11:35 28 resorted in Vol. M. 67 01 Deeds 29 BORATHY BOSERS, Courty Clark 30 31 32 DANGNG, DANGNG & BURDON ATTORNEYS AT LAW KLAMATH FALLS, DRE Deed - Page 2.

