

4-18846

40157

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1 THIS INDENTURE WITNESSETH, That FRANCIS S. LANDRUM and FRANK F. GANONG,  
2 grantors, for and in consideration of the sum of Ten and no/100 Dollars, to them  
3 paid, have bargained and sold and by these presents do grant, bargain, sell and  
4 convey unto RICHARD C. MIETH and AUDREY L. MIETH, husband and wife, husband and  
5 wife, grantees, the following described premises, situated in Klamath County,  
6 Oregon, to-wit:

7 Lot 6 in Block 2 of River Park, Klamath County, Oregon,  
8 according to the official plat thereof,

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

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

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

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

26 (4) That no building shall ever be erected within 5 feet  
27 of any exterior property line.

28 (5) That the foregoing covenants are appurtenant to and for  
29 the benefit of each and every other lot in said River Park  
30 and shall forever run with the land and shall bind the  
31 premises herein conveyed for the benefit of each and every  
32 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 said grantors do hereby covenant  
to and with the said 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 that they will warrant and defend the same from all lawful  
claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 24th  
day of June, 1964.

FRANK F. GANONG  
SHERIFF AT LAW  
TILLAMOOK, ORE.

Warranty Deed - Page 1.



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*Francis S. Landrum* (SEAL)  
*Frank F. Ganong* (SEAL)

STATE OF OREGON )  
 County of Klamath ) SS

BE IT REMEMBERED, That on this 14th day of July, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Francis S. Landrum and Frank F. Ganong, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

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

*William Ganong*  
 Notary Public for Oregon

My Commission Expires: October 3, 1964

STATE OF OREGON, } ss  
 County of Klamath }  
 Filed for record at request of  
Klamath County Title Co.  
 on this 8 day of February A.D. 19 68  
 at 4:15 o'clock P. M. and duly  
 recorded in Vol. M-68 of Deeds  
 Page 1006  
 DOROTHY ROGERS, County Clerk  
 By *Maria H. Deputy*  
 Fee 3.00

Return  
 KLAMATH COUNTY TITLE CO.  
 P.O. Box 3151  
 Klamath Falls, Oregon  
 97601

Warranty Deed - Page 2.

GANONG & GANONG  
 ATTORNEYS AT LAW  
 KLAMATH FALLS, ORE.