

28486

DEED OF GIFT

VOL 168 PAGE 21231

1 THIS INDENTURE WITNESSETH, that FRANCIS S. LANDRUM and FRANK F. GANONG,
2 Grantors, in consideration of the gifts of others and to provide a new YMCA
3 Building, do hereby give, grant and convey unto YOUNG MEN'S CHRISTIAN ASSOCIATION
4 OF KLAMATH COUNTY, an Oregon Corporation, Grantee, the following described premi-
5 ses situated in Klamath County, Oregon, to-wit:

6 Lots 7 and 8 in Block 3 of RIVER PARK, Klamath County, Oregon, according
7 to the official plat thereof.

8 Subject to: Easements and rights of way of record; Public rights to
9 Williamson River; and to the following building and use restrictions
10 which Grantee, its successors and assigns assume and agree to fully
11 observe and comply with, to-wit:

12 (1) That Grantee will not suffer or permit any unlawful, unsightly or
13 offensive use to be made of said premises nor will it suffer or per-
14 mit anything to be done thereon which may be or become a nuisance
15 or annoyance to the neighborhood.

16 (2) That it will use said premises solely as one residence or summer
17 home site, and in particular that said premises will never be used
18 for any sort of organizational activities it being the intent of
19 the Grantors and Grantee that Grantee will sell said premises and
20 use the proceeds received therefrom for the construction of the
21 new YMCA facilities near Klamath Falls, Oregon.

22 (3) That neither of said lots shall ever be sold separately from the
23 other but that the two shall be combined and used as one residence
24 or summer home site, and shall never be subdivided nor shall any
25 less portion than the whole of both of said lots ever be sold,
26 leased or conveyed, and that no building except one summer home or
27 residence and the usual and necessary outbuildings thereto shall
28 ever be erected on said combined parcel.

29 (4) That no building shall ever be erected within 5 feet of any exterior
30 property line, it being understood and agreed that Grantee may build
31 on the interior lot lines.

32 (5) That the foregoing covenants are appurtenant to and for the benefit
of each and every other lot in said River 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 fore-
going 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.

THIS IS A GIFT, and no consideration as defined by Chapter 7 of Oregon
Laws 1967, Special Session, was paid for this conveyance.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
Grantee, its successors and assigns.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 30th
day of December, 1968.

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

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Francis S. Landrum 61432 (SEAL)
Frank F. Ganong (SEAL)

STATE OF OREGON)
County of Klamath) SS December 30th, 1968

Personally appeared the above named Francis S. Landrum and Frank F. Ganong,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) Allen M. Brink
Notary Public for Oregon

My Commission Expires: October 25, 1970

STATE OF OREGON,)
County of Klamath) ss
Filed for record at request of
Klamath Co. Title Co.
on this 31st day of Dec A. D. 19 68
at 2:30 o'clock P. M. and duly
recorded in Vol. 1168 of DEEDS
Page 21231
DOROTHY ROGERS, County Clerk
by Charles E. Knapton Deputy
Fee 300

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