

1 THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN,
3 husband and wife, Grantors, for the consideration hereinafter stated have bar-
4 gained and sold and by these presents do grant, bargain, sell and convey unto
5 GREGORY L. JUDD and MARIAN H. JUDD, husband and wife, Grantees, the following
6 described premises situated in Klamath County, Oregon, to-wit:

7 Lot 5, of Sportsman Park, Klamath County, Oregon, according to the
8 official plat thereof on file in Klamath County, Oregon.

9 Subject to: The agreement of January 25, 1924, recorded February 15,
10 1924, in Vol. 63 at page 460 of Klamath County, Oregon, deed records
11 concerning the operation of the dam and control of the water levels of
Upper Klamath Lake; reservations contained in the dedication of Sports-
man Park; any easements of record; and to building and use restrictions
contained in agreement between grantors and grantees as follows:

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

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

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

22 (4) That no building shall ever be erected within 10 feet of any exterior
23 property line.

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

31 The true and actual consideration paid for this transfer, stated in terms
32 of dollars, is \$4100.00.

33 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
34 grantees as an estate by the entirety. And the grantors do hereby covenant to
35 and with the grantees, and their assigns, that they are the owners in fee simple
36 of said premises; that they are free from all incumbrances, except those above
37 set forth and those which may have been incurred by grantees; and that they will
38 warrant and defend the same from all lawful claims whatsoever, except those above
39 set forth and any suffered or created by grantees.

2029

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 3rd day of March, 1969.

Eldon V. Stivers (SEAL)

Peggy M. Stivers (SEAL)

Robert Sloan (SEAL)

Lucille Sloan (SEAL)

By Peggy M. Stivers
their Attorney-in-Fact

STATE OF OREGON)
County of Klamath) SS March 4, 1969
Personally appeared the above named Peggy M. Stivers (who was formerly Peggy M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cornel M. Faring
Notary Public for Oregon

My Commission Expires: 2-1-73

STATE OF OREGON)
County of Klamath) SS March 3, 1969
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 and Lucille Sloan, husband and wife, and that she executed the foregoing instrument by authority of and in behalf of said principals, and she acknowledged said instrument to be the act and deed of said principals.

Before me:

William Faring
Notary Public for Oregon

(SEAL)
My Commission Expires: October 3, 1972

STATE OF OREGON,
County of Klamath
Filed for record at request of
Mrs. Gregory L. Judd
on this 21 day of March A.D. 1969
at 12:15 o'clock P.M. and
recorded in Vol. M-69 of Deeds
Page 2028
Wm D. MILNE, County Clerk
By Deana Spink Deputy
Fee \$3.00