

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 JACK L. JONES and FRANCES A. JONES, husband and wife, Grantees, the following
6 described premises situated in Klamath County, Oregon, to-wit:

7 Lot 117 of Third Addition to Sportsman Park, Klamath County, Oregon,
8 according to the official plat thereof on file in the records of
Klamath County, Oregon

9 Subject to: Agreement concerning the operation of the dam and control of
10 the water levels of Upper Klamath Lake; Reservations and easements con-
11 tained in the Dedication of Third Addition to Sportsman Park; and any
12 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:

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

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

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

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

23 (5) That the foregoing covenants are appurtenant to and for the benefit
24 of each and every other lot in said Third Addition to Sportsman Park
25 and shall forever run with the land and shall bind the premises here-
26 in conveyed for the benefit of each and every other lot in said addi-
27 tion and the foregoing covenants and restrictions shall be incorporated
28 in and made a part of each and every other deed or conveyance here-
29 after executed for the purpose of conveying these premises.

30 The true and actual consideration paid for this transfer, stated in terms
31 of dollars, is \$1000.00.

32 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.

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

Peggy M. Stivers (SEAL)

Eldon V. 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:

Corn M. Farnley
Notary Public for Oregon

(SEAL)

My Commission Expires: 2-6-73

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 J. Long
Notary Public for Oregon

(SEAL)

My Commission Expires: October 3, 1972

STATE OF OREGON,
County of Klamath

Filed for record at request of
Jack Jones

on this 17th day of June A.D. 1969

at 3:35 o'clock P.M. and C.

Recorded in Vol. M-69 of Deeds

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Wm D. MILNE, County Clerk

By Charles A. Horstman Deputy

Fee \$3.00

GARRETT, GARDNER
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 2.

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