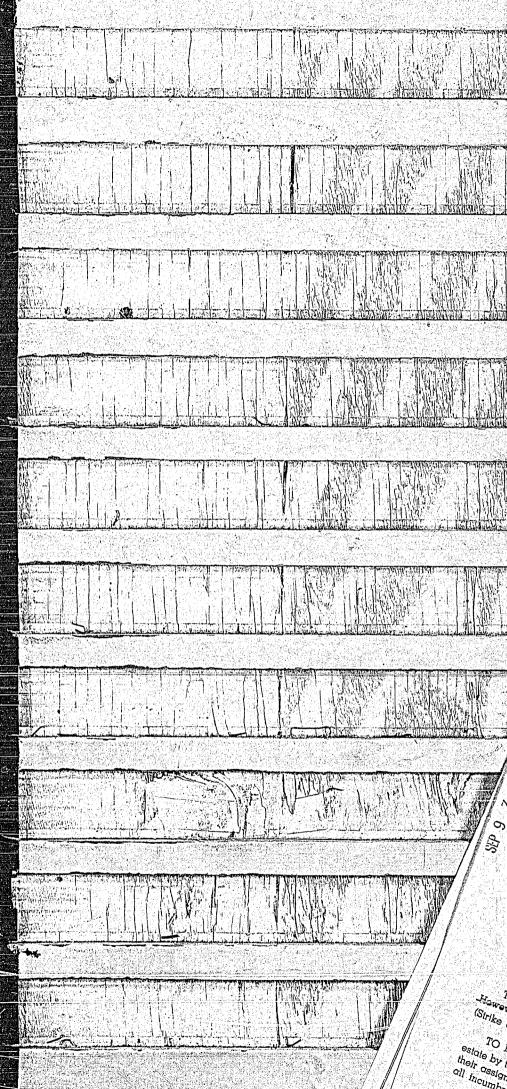
hereinafter known as grantor for the consideration hereinafter recited, ha **s** bargained and sold, and by these presents do **es** grant, bargain, sell and convey unto HILTON R. THOMAS. heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 8 of Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon. Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Agreement dated January 25, 1924, recorded February 15, 1924, in Vol. 63 at page 460, of Klamath County, Oregon, deed records concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Sportsman Park; any easements of record; and to the following building and use restrictions: (1) That grantee will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will he suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood. (2) That he 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 (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 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. The true and actual consideration for this transfer is \$ 2,500.00 The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, heirs and assigns forever. And the said grantor does hereby covenant to and with the said his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, she will warrant and defend the same from all lawful claims whatsoever, except those IN WITNESS WHEREOF, she ha s hereunto se hand and seal this 3d day of September, 19 70. (SEAL) STATE OF OREGON, County of Jackson September 3 19 70 Personally appeared the above named Elsie L. Eddy, and acknowledged the foregoing instrument to be her voluntary act and deed. From Office of m Office of GANONATE GORDON
First Redoral Huttains
Klamath Falls, Otogon Wright Realty STATE OF OREGON, County of KLAMATH I certify that the within instrument was receiv-19, 70 at 3:45 o'clockP. M., and recorded in book M-70 on page 7966 Record of Deeds of Witness my hand and seal of County affixed. WM D. MILNE By Chargeen X Vacations. FEE \$1.50



SEP 9 3 AH PM

WARRANTY DEED

44672

This Indenture Mitnesseth, THAT ELSIE L. EDDY,