

WARRANTY DEED

44672

VOLUME PAGE 7966

This Indenture Witnesseth, THAT ELSIE L. EDDY,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto
HILTON R. THOMAS,

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

70-1315 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; Agree-
ment 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
be erected thereon.
- (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 ~~XXXX~~

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,
his heirs and assigns forever. And the said grantor does hereby covenant to and with the said
grantee, 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,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 3d day of September, 19 70.

Elsie L. Eddy (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Jackson) ss. 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
GARY G. GANON GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

David J. Shaker
Notary Public for Oregon.
My commission expires April 16, 1974

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received
for record on the 9th day of September,
19 70 at 3:45 o'clock P. M., and recorded in book
M-70 on page 7966. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By *Charles L. Loomis* County Clerk-Recorder.
Deputy

FEE \$1.50

Wright Realty
1213 Main St.

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TO HAVE
estate by the
their assigns
all incumbrances
except those above
set forth.