

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 BRUCE D. BRAATEN and LAVONNE E. BRAATEN, husband and wife, Grantees, the follow-
6 ing described premises, situated in Klamath County, Oregon, to-wit:

7 Lot 148 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
10 of the water levels of Upper Klamath Lake; Reservations and easements
11 contained in the Dedication of Third Addition to Sportsman Park; and
12 any easements of record; and to the following building and use restric-
13 tions which grantees, their heirs, grantees and assigns, assume and
14 agree to fully observe and comply with, to-wit:

- 15 (1) That grantees will not suffer or permit any unlawful, unsightly or
16 offensive use to be made of said premises nor will they suffer or
17 permit anything to be done thereon which may be or become a nuisance
18 or annoyance to the neighborhood.
- 19 (2) That they will use said premises solely as a residence or summer
20 home site.
- 21 (3) That each said lot shall never be subdivided nor shall any less
22 portion than the whole of said lot ever be sold, leased or conveyed,
23 and that no building except one summer home or residence and the
24 usual and necessary outbuildings thereto shall ever be erected
25 thereon.
- 26 (4) That no building shall ever be erected within 10 feet of any
27 exterior property line.
- 28 (5) That the foregoing covenants are appurtenant to and for the benefit
29 of each and every other lot in said Third Addition to Sportsman
30 Park and shall forever run with the land and shall bind the premises
31 herein conveyed for the benefit of each and every other lot in said
32 addition and the foregoing covenants and restrictions shall be in-
corporated in and made a part of each and every other deed or con-
veyance hereafter executed for the purpose of conveying these
premises.

(The true and actual consideration paid for this transfer is \$1300.00).

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 cove-
nant 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 encumbrances, 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,

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

Warranty Deed - Page 1.

OCT 21 9 49 AM 1910

OCT 21 11 45 AM 1910

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

9389

1 except those above set forth and any suffered or created by Grantees.
 2 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 12th
 3 day of March, 1970.

4 Peggy M. Stivers (SEAL)
 5 Eldon V. Stivers (SEAL)
 6 Robert Sloan (SEAL)
 7 Lucille Sloan (SEAL)
 8 By Peggy M. Stivers
 9 their Attorney-in-Fact

10 STATE OF OREGON)
 County of Klamath) SS
 11 Personally appeared the above named Peggy M. Stivers (who was formerly
 12 Peggy M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the fore-
 13 going instrument to be their voluntary act and deed.
 14 Before me:

March 27, 1970

Clara M. Fahey
 Notary Public for Oregon

15 (SEAL)
 16 My Commission Expires: 2-5-73

17 STATE OF OREGON)
 County of Klamath) SS
 18 Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who
 19 being duly sworn, did say that she is attorney-in-fact for Robert Sloan and
 20 Lucille Sloan, husband and wife, and that she executed the foregoing instrument
 21 by authority of and in behalf of said principals; and she acknowledged said
 22 instrument to be the act and deed of said principals.
 23 Before me:

March 27, 1970

Clara M. Fahey
 Notary Public for Oregon

24 (SEAL)
 25 My Commission Expires: 2-5-73

STATE OF OREGON, }
 County of Klamath } ss.

Filed for record at request of:
 MRS. BRUCE D. BRAATEN
 on this 21st day of OCTOBER A. D. 1970
 at 9:49 o'clock AM. and duly
 recorded in Vol. M 70 of DEEDS
 Page 2388

7 WM. D. MILNE, County Clerk
 Fee \$3.00 By Harold Drangel
 Deputy.

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

Warranty Deed - Page 2.

OCT 21 11 45 AM 1970

Ref: Bruce D.
 901- Bank
 me-ford, etc.