## WARRANTY

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. MITCHELL and LOIS L. MITCHELL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by JOHN C. PEDERSEN and SHIRLEY A. PEDERSEN, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 145 of THIRD ADDITION TO SPORTSMAN PARK, Klamath County, Oregon, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

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Reservations, restrictions, rights of way and easements of record and those apparent on the land;

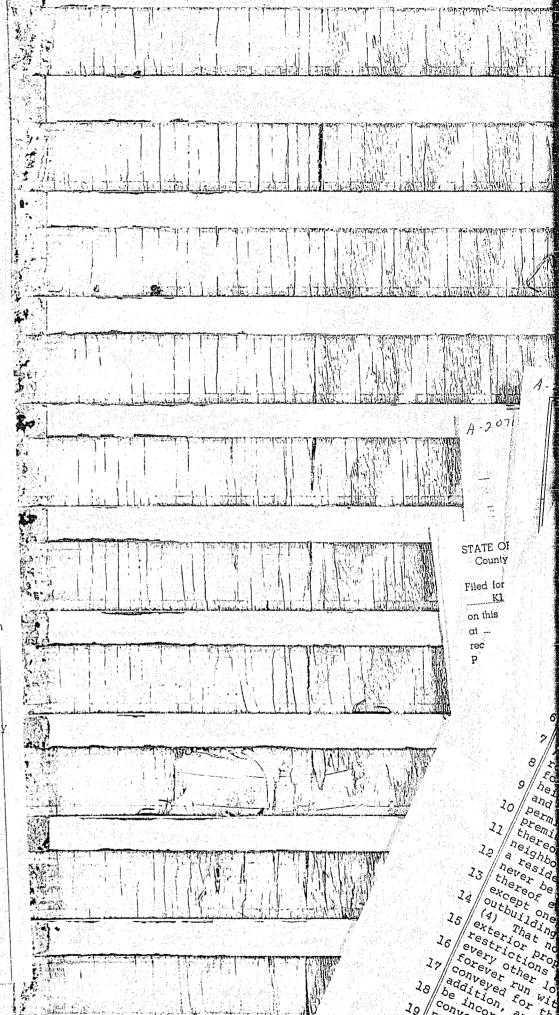
2. Agreement between Herbert Fleishhacker and May Belle Fleishhacker, husband and wife, and The California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, Volume 63 of Deeds, page 460, Records of Klamath County, Oregon, relative to the raising and/or lowering of the water of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet

3. Agreement between the Klamath Development Co., a corporation and Herbert Fleishhacker, dated January 1917, recorded August 15, 1917, in Volume 3 of Miscellaneous Records, page 275, Records of Klamath County, Oregon, granting "The perpetual right to maintain said pipe line extending from the certain reservoir or water tank situate in the SE 1/4 NW 1/4 of Section 3, Township 36, S., R. 6, E.W.M., approximately 200 feet from the head of Pelican Creek and leading across the NE 1/4 of Section 3 aforesaid and lot 4 of Section 2, said Township and range to the lands of Said Second party situate in said Lot 4 of Section 2,"

4. Easement, including the terms and provisions thereof, as reserved in deed from Gus G. Johnson and Olive M. Johnson, husband and wife, to Robert Sloan and Peggy M. Sloan, dated February 16, 1948, recorded September 1, 1953, Volume 262 of Deeds, page 581, Records of Klamath County, Oregon, as follows: "also the right to build necessary dike, drainage, and irrigation ditches and locate a pumping plant on the NE 1/4 SW 1/4 of Section 3, Township 36 S.,

5. Grant of Right of Way, including the terms and provisions thereof, given by Olive M. Johnson, a widow, to the California Oregon Power Company, a California corporation, dated November 3, 1955, recorded November 8, 1955, in Volume 279 of Deeds, page 99, records of Klamath County, Oregon.

Warranty Deed - Page 1



TO HAVE AND TO

BOIVIN & BOIVIN ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
ELEPHONE 884-8101 6. Reservations and restrictions contained in the dedication of Third Addition to Sportsman Park: "subject to a 10-foot building set back line on the front of all lots and an 8-foot easement along the back of all lots for future sanitary sewers and public utilities said easement to provide for ingress and egress for maintenance and construction of such utilities, no structures being permitted and any plantings placed upon said easement shall be placed at the risk of the owner."

7. Reservations and restrictions contained in deed from Rober Sloan and Peggy M. Sloan, husband and wife, to Odell Mitchell and Ola Mitchell, husband and wife, dated August 27, 1964, recorded April 13, 1970 in Microfilm records Volume M-70 at page 2807, records of Klamath County, Oregon, as follows: ".. 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: (1) That Grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood. (2) That Grantees will use said premises solely as a residence or summer homesite. (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings incidental 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 and restrictions are appurtenant to and for the benefit of each and every other lot in said Third Addition to 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 that 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 prupose of conveying these

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are 24 lawfully seized in fee simple of the above-granted premises, 25 free from all encumbrances except as herein set forth, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, 31 stated in terms of dollars is the sum of Two Thousand Five Hundred 32 and no/100 Dollars (\$2,500.00).

BOIVIN & BOIVIN 210 BOIVIN BUILDING KLAMATH FALLS, TELEPHONE 884-8101

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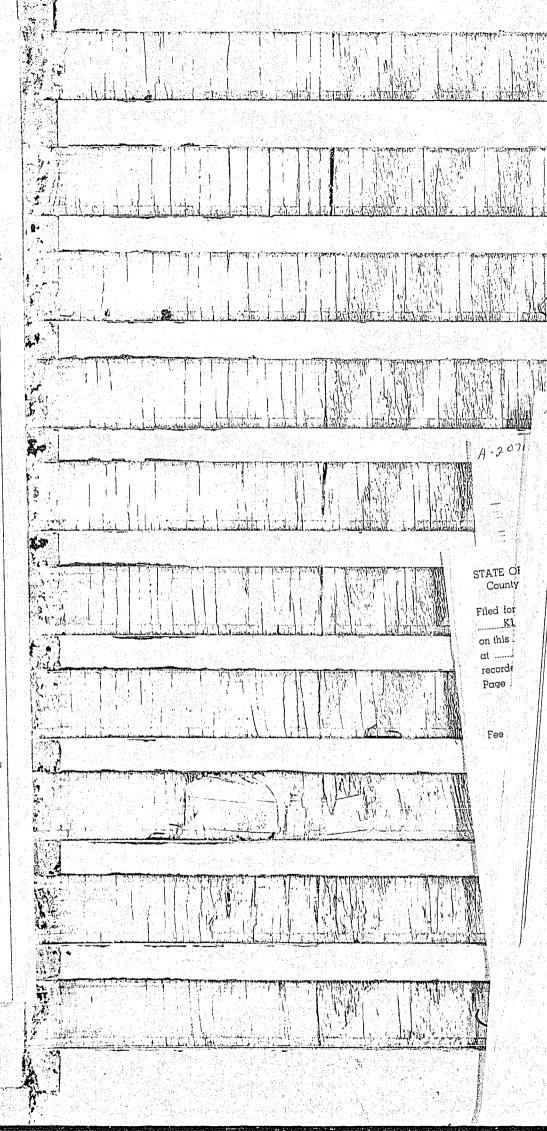
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Warranty Deed - Page 2



| 1  | WITNESS Grantors' hands this                              | <u>10th</u> d         | lay of 1              | February,  | 1971.              |  |
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| 3  | en e                  | arco C                | clan                  | 11 (mill   | <u>vace</u>        | <u> </u>                                 |
| 4  |   |                       | 32                    | 11/1/  | 10                 |  |
| 5  | STATE OF OREGON   |                       |                       | o en   |                    |  |
| 6  | ) ss.<br>County of Klamath )                              |                       |                       |  |                    |  |
| 7  | On this 10th day of February                              | , 1971, p             | persona.              | lly appe   | ared               | he                                       |
| 8  | before me, a Notary Public in and                         | d for sal<br>and LOIS | ia Coun'<br>S L. MI'  | cy and s<br>TCHELL,  | husband            | - 1 to 1 t |
| 9  | and wife, and acknowledged the forvoluntary act and deed. | Ch                    |                       | (x, y)   |                    |  |
| 10   |   | tary Pub              | 1, 1<br>110 for       | Oregon   | 100 CO             | <u>. i y i</u>                           |
| 11   | No<br>My  | Commiss!              | ion Exp               | ires:  | 7-1                | 73                                       |
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| 19   | COLUMN OF COLUMN  | A UE KI VY            | ATH: es               |  |                    |  |
| 20   | STATE OF CREGON; COUNTY  Filed for ascord at request of - | Klamath               | County T              | itle Co.   |                    |  |
| 21   | this -25th day of Februa                                  | iryA. D               | . 19 <sup>71</sup> at | 4:37'clock   | PM., and           |  |
| 22   | dufy recorded in Vol. M71                                 | , of                  | Deeds                 | on Po  | ige1620            |  |
| 23   |   | 1                     | Wm D. 1               | MILNE, Cour  | nty Clerk          |  |
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| 31   | Return  | ly ly                 | 3,                    | <b>X</b>   |                    |  |
| 32   | John C. Redersen  |                       |                       |  |                    |  |
| VIN, BOIVIN<br>& KOSTA<br>HNEYS AT LAW       | Klamery Balle Oregen                                      |                       |                       |  |                    |  |
| DIVIK BUILDING<br>MATH FALLS,<br>MEGON 97601 | Warranty Deed - Page 3 9360/                              |                       |                       |  |                    |  |
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