

DEED OF GIFT

THIS INDENTURE WITNESSETH, that ELTON V. STIVERS and PEGGY M. STIVERS, husband and wife, Grantors, in consideration of Love and Affection to them paid, do hereby give, grant and convey unto KARON S. BOWKER and DAVID M. BOWKER, wife and husband, Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 70 and 71, Second Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Second Addition to Sportsman Park; Any 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:

(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 they 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. (It being understood and agreed that grantees may construct on the interior lot line between said lots herein conveyed.)

(5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Second 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 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.

WE HEREBY CERTIFY THAT THIS IS A GIFT AND THAT NO CONSIDERATION AS DEFINED BY CHAPTER 7 OF OREGON LAWS 1967 SPECIAL SESSION HAS BEEN PAID FOR THIS PROPERTY.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an Estate by the Entirety forever.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 17th day of March, 1971.

Elton V. Stivers
Peggy M. Stivers

(SEAL)

(SEAL)

4139

1 STATE OF OREGON }
2 County of Klamath } ss

April 6, 1971

3 Personally appeared the above named Eldon V. Stivers and Peggy M. Stivers,
4 husband and wife, and acknowledged the foregoing instrument to be their volun-
5 tary act and deed.
6 Before me:

Bernice D. Knapp
Notary Public for Oregon

6 (SEAL)
7 My Commission Expires: 3-13-72

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:

MRS. ELDON V. STIVERS
on this 10th day of May A. D., 19 71
at 2:54 o'clock P.M. and duly
recorded in Vol. M 71 of DEEDS
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WM. D. MILNE, County Clerk

By *Hazel Daniel* Deputy.
Fee \$3.00

Deed of Gift - Page 2.

Ref. Mrs. Eldon Stivers
Hesperian 9th Apt 79
City

BANKS, BANCOS
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.