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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 HAROLD W. O'CONNOR and D. KATHLEEN O'CONNOR, husband and wife, Grantees, the
6 following described premises, situated in Klamath County, Oregon, to-wit:

7 Lot 171 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 por-
22 tion 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
thereon.
- 25 (4) That no building shall ever be erected within 10 feet of any
26 exterior property line.
- 27 (5) That the foregoing covenants are appurtenant to and for the benefit
28 of each and every other lot in said Third Addition to Sportsman Park
29 and shall forever run with the land and shall bind the premises here-
30 in conveyed for the benefit of each and every other lot in said addi-
31 tion and the foregoing covenants and restrictions shall be incor-
32 porated in and made a part of each and every other deed or convey-
ance hereafter executed for the purpose of conveying these premises

25 The true and actual consideration paid for this transfer is \$1400.00.

26 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
27 said grantees as an estate by the entirety. And the grantors do hereby cove-
28 nant to and with the grantees, and their assigns, that they are the owners in
29 fee simple of said premises; that they are free from all incumbrances, except
30 those above set forth and those which may have been incurred by grantees; and
31 that they will warrant and defend the same from all lawful claims whatsoever,
32 except those above set forth and any suffered or created by grantees.

BANDON, BANDON
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

26
Warranty Deed - Page 1.

1 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th
2 day of April, 1971.

3 Peggy M. Stivers (SEAL)
4 Eldon V. Stivers (SEAL)
5 Robert Sloan (SEAL)
6 Lucille Sloan (SEAL)
7 By Peggy M. Stivers
8 their attorney-in-fact

9 STATE OF OREGON)
County of Klamath) SS May 10, 1971
10 Personally appeared the above named Peggy M. Stivers, who was formerly
11 Peggy M. Sloan, and Eldon V. Stivers, her husband, and acknowledged the fore-
12 going instrument to be their voluntary act and deed.
13 Before me:
14 Clover M. Faenney
15 (SEAL)
16 My Commission Expires: 2-5-73

17 STATE OF OREGON)
County of Klamath) SS May 10, 1971
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:
24 Clover M. Faenney
25 (SEAL)
26 My Commission Expires: 2-5-73

BANONE, BANONE
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 2.

27
28 STATE OF OREGON }
County of Klamath } ss.
29 Filed for record at request of:
30 MRS. ELDON V. STIVERS
31 on this 10th day of May A. D. 1971
32 at 2:54 o'clock P. M. and duly
recorded in Vol. M 71 of DEEDS
Page 1113
WM. D. MILNE, County Clerk
By Hazel Wray
Fee \$3.00 Deputy