

A-21156

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July 18, 4:15 PM

1 THIS INDENTURE WITNESSETH, That FRANCIS S. LANDRUM and FRANK F. GANONG,
2 grantors, for and in consideration of the sum of Ten and No/100 Dollars, to them
3 paid, have bargained and sold and by these presents do grant, bargain, sell and
4 convey unto A. VERNON JOHNSTON and LILLIAN K. JOHNSTON, husband and wife, grantees,
5 the following described premises, situated in Klamath County, Oregon, to-wit:

6 Lots 14 and 15 in Block 1 of River Park, Klamath County, Oregon,
7 according to the official plat thereof,

8 Subject to: Easements and rights of way of record; public rights in
9 Williamson River; real property taxes for the 1963-64 tax year which
10 are now a lien but not yet payable; and to the following building and
11 use restrictions which grantees, their heirs, grantees and assigns,
12 assume and agree to fully observe and comply with, to-wit:

- 13 (1) That grantees will not suffer or permit any unlawful, unsightly
14 or offensive use to be made of said premises nor will they suffer
15 or permit anything to be done thereon which may be or become a
16 nuisance or annoyance to the neighborhood.
- 17 (2) That they will use said premises solely as a residence or summer
18 home site.
- 19 (3) That each said lot shall never be subdivided nor shall any less
20 portion than the whole of said lot ever be sold, leased, or con-
21 veyed, and that no building except one summer home or residence
22 and the usual and necessary outbuildings thereto shall ever be
23 erected thereon.
- 24 (4) That no building shall ever be erected within 5 feet of any ex-
25 terior property line. (It being understood and agreed that grantees
26 may construct on the interior lot line between said lots herein
27 conveyed.)
- 28 (5) That the foregoing covenants are appurtenant to and for the benefit
29 of each and every other lot in said River Park and shall forever
30 run with the land and shall bind the premises herein conveyed for
31 the benefit of each and every other lot in said addition and the
32 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.

33 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
34 grantees as an estate by the entirety. And the said grantors do hereby covenant
35 to and with the said grantees, and their assigns, that they are the owners in
36 fee simple of said premises; that they are free from all incumbrances, except
37 those above set forth, and that they will warrant and defend the same from all
38 lawful claims whatsoever, except those above set forth.

39 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 27th
40 day of August, 1963.

GANONG & GANONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

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Francis S. Landrum (SEAL)
Frank F. Ganong (SEAL)

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STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, That on this 27th day of August, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Francis S. Landrum and Frank F. Ganong who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Paula Rimmels
Notary Public for Oregon

My Commission Expires:
February 26, 1965

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO.
on this 12th day of July, A. D., 1971
at 4:15 PM o'clock, P. M. and duly
recorded in Vol. M-71 of DEEDS
Page \$3.00

WM. D. MILNE, County Clerk
By *W. D. Milne*
Fee \$3.00 Deputy.

Return
A. Vernon Johnston
11112 So. Stamy Road
Whittier, California
90604
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