

WARRANTY DEED

DEC 1 1 22 PM 1972

KNOW ALL MEN BY THESE PRESENTS, that ANDREW B. GIBSON and SYBIL N. GIBSON, husband and wife, hereinafter referred to as "Grantors," for the consideration hereinafter stated to the Grantors paid by EARL D. SEIBERT and MARGARET F. SEIBERT, husband and wife, hereinafter referred to as "Grantees," do hereby grant, bargain, sell and convey unto the Grantees as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described as follows, to-wit:

Lot 66 of 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; and 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 5 feet of any exterior property line.
- (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

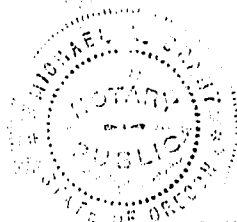
and the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises.

to have and to hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except restrictions, reservations, easements and rights of way of record and those apparent on the land 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, stated in terms of dollars, is \$1,000; however, the actual consideration includes other property given or promised which is the whole consideration.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 28th day of November, 1972.



STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named Andrew B. Gibson and Sybil N. Gibson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to:
Mrs. Margaret T. Seibert
2348 Orchard Ave.
Klamath Falls, Or 97601

Andrew B. Gibson
Andrew B. Gibson

Sybil N. Gibson
Sybil N. Gibson

Michael L. Grant
Notary Public for Oregon
My Commission expires: 1-14-73

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Margaret Seibert

this 1st day of December A. D., 1972 at 1:22 o'clock P.M., and duly recorded in

Vol. M 72 of Deeds on Page 13822

fee 4.00

By WM. D. MILNE, County Clerk
[Signature]