

73053

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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, Grantors, for the consideration herein
3 after recited, have bargained and sold and by these presents do grant, bargain,
4 sell and convey unto JAMES M. ROWE and LORENE J. ROWE, husband and wife, Grantees,
5 the following described premises situated in Klamath County, Oregon, to-wit:

6 Lot 205 of Third Addition to Sportsman Park, Klamath County, Oregon,
7 EXCEPTING THEREFROM that portion deeded to Klamath County in Deed
8 recorded July 27, 1961 in Vol. 331 at page 258.

9 Subject to: Real property taxes for fiscal year commencing July 1, 1968,
10 which are now a lien but not yet payable; Agreement concerning the opera-
11 tion of the dam and control of the water levels of Upper Klamath Lake;
12 Reservations and easements contained in the Dedication of Third Addition
13 to Sportsman Park; and any easements of record; and to the following
14 building and use restrictions which Grantees, their heirs, grantees and
15 assigns, assume and agree to fully observe and comply with, to-wit:

- 16 (1) That Grantees will not suffer or permit any unlawful, unsightly or
17 offensive use to be made of said premises nor will they suffer or
18 permit anything to be done thereon which may be or become a nuisance
19 or annoyance to the neighborhood.
- 20 (2) That they will use said premises solely as a residence or summer
21 home site.
- 22 (3) That each said lot shall never be subdivided nor shall any less
23 portion than the whole of said lot ever be sold, leased or con-
24 veyed, and that no building except one summer home or residence
25 and the usual and necessary outbuildings thereto shall ever be
26 erected thereon.
- 27 (4) That no building shall ever be erected within 10 feet of any ex-
28 terior property line.
- 29 (5) That the foregoing covenants are appurtenant to and for the bene-
30 fit of each and every other lot in said Third Addition to Sportsman
31 Park and shall forever run with the land and shall bind the premi-
32 ses 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.

33 The true and actual consideration for this transfer is \$3,500.00.

34 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
35 Grantees as an estate by the entirety. And the Grantors do hereby covenant to
36 and with the Grantees, and their assigns, that they are the owners in fee simple
37 of said premises; that they are free from all incumbrances, except those above
38 set forth and those which may have been incurred by Grantees; and that they will
39 warrant and defend the same from all lawful claims whatsoever, except those
40 above set forth and any suffered or created by Grantees.

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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1 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 10th
2 day of October, 1968.

3 Peggy M. Stivers (SEAL)
4 Eldon V. Stivers (SEAL)

5 STATE OF OREGON)
6 County of Klamath) SS October 11, 1968

7 Personally appeared the above named Peggy M. Stivers, who was formerly Peggy
8 M. Sloan, and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
9 strument to be their voluntary act and deed.

10 Before me:

11 Mary Bethuel
12 Notary Public for Oregon

13 (SEAL)
14 My Commission Expires: 8/16/69

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19 STATE OF OREGON,
20 County of Klamath
21 Filed for record at request of
22 First Federal Savings & Loan
23 on this 7th day of Feb. A.D. 1973
24 at 8:56 o'clock AM, and
25 recorded in Vol. M73 of Deeds
26 Page 1355
27 Wm D. MILNE, County Clerk
28 By Cynthia A. [Signature] Deputy
29
30
31
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Return to:
Mr. & Mrs. James M. Lowe
P.O. Box 355
Pebble Beach, Calif. 93953

GANDONG, GANDONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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