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1 THIS INDENTURE WITNESSETH, That PEGGY M. SLOAN, a single woman, and ROBERT  
2 SLOAN, a single man, Grantors, for and in consideration of the sum of Ten  
3 Dollars to them paid, have bargained and sold and by these presents do grant,  
4 bargain, sell and convey unto JOSEPH D. MATTESON and BERNICE H. MATTESON,  
5 husband and wife, Grantees, the following described premises situated in  
6 Klamath County, Oregon, to-wit:

7 Lot 158 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 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:

- 13 (1) That grantees will not suffer or permit any unlawful, unsightly or  
14 offensive use to be made of said premises nor will they suffer or  
15 permit anything to be done thereon which may be or become a nuisance  
16 or annoyance to the neighborhood.
- 17 (2) That grantees will use said premises solely as a residence or summer  
18 home site.
- 19 (3) That said premises shall never be subdivided nor shall any less  
20 portion than the whole thereof ever be sold, leased or conveyed and  
21 that no building except one summer home or residence and the usual  
22 and necessary outbuildings incidental thereto shall ever be erected  
23 thereon.
- 24 (4) That no building shall ever be erected within 10 feet of any  
25 exterior property line.
- 26 (5) That the foregoing covenants and restrictions are appurtenant to and  
27 for the benefit of each and every other lot in said Third Addition  
28 to Sportsman Park and shall forever run with the land and shall bind  
29 the premises herein conveyed for the benefit of each and every other  
30 lot in said addition and that the foregoing covenants and restric-  
31 tions shall be incorporated in and made a part of each and every  
32 other deed or conveyance hereafter executed for the purpose of con-  
veying 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 grantors do hereby covenant to  
35 and with the grantees, and their assigns, that they are the owners in fee simple  
36 of said premises; that they are free from all incumbrances except those above  
37 set forth and those which may have been incurred by grantees; and that they  
38 will warrant and defend the same from all lawful claims whatsoever, except those  
39 above set forth and any suffered or created by grantees.

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

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

Deed -

this 13

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IN WITNESS WHEREOF, They have hereunto set their hands and seals this 5th day of March, 1965.

Peggy M. Sloan (SEAL)  
Robert Sloan (SEAL)  
By Peggy M. Sloan  
Attorney-in-Fact

STATE OF OREGON )  
County of Klamath ) SS  
BE, IT REMEMBERED, That on this 17th day of March, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy M. Sloan, a single woman, who is known to me to be the identical individual described in and who executed the foregoing instrument and acknowledged the same to be her voluntary act and deed.  
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

William Lawrence  
Notary Public for Oregon  
My Commission Expires: October 3, 1968

STATE OF OREGON )  
County of Klamath ) SS  
Personally appeared Peggy M. Sloan, who being duly sworn, did say that she is attorney-in-fact for Robert Sloan, a single man, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.  
Before me:

William Lawrence  
Notary Public for Oregon  
My Commission Expires: October 3, 1968

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Berniece Matteson

this 13 day of February A. D. 1973 at     o'clock M., and  
duly recorded in Vol. M73, of Deeds on Page 1574

Wm D. MILHE, County Clerk  
By Cynthia Cropper

Fee \$4.00

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

Dead - Page 2.  
Rel: Berniece Matteson  
Pg. 138 839  
R. Parker

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