

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated

have bargained and sold, and by these presents do grant, bargain, sell and convey unto

FRITZ L. JUNGE and ERIKA JUNGE,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 210 and 211 of Third 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 Third Addition to Sportsman Park; 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 10 feet of any exterior property line. (It being understood and agreed that grantees may construct on the interior lot line between said lots herein conveyed.)
- (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Third 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00
~~However, the actual consideration includes other property, which is part of the consideration.~~
 (Strike out the above when not applicable)

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

IN WITNESS WHEREOF, they have hereunto set their hands and seal s this 29th day of November, 1973

Peggy M. Stivers (SEAL) Robert Sloan (SEAL)
Eldon V. Stivers (SEAL) Lucille Sloan (SEAL)
 By *Peggy M. Stivers* (SEAL) their attorney-in-fact

STATE OF OREGON, County of Klamath) ss. November 30, 1973.
 Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan, and Eldon V. Stivers, her husband,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Eleanor J. Hume
 Notary Public for Oregon
 My commission expires 11-2-75

After recording return to:

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

County Clerk—Recorder

Deputy

From the Office of
 GANONG, SISEMORE & ZAMSK:
 538 Main Street
 Klamath Falls, Oregon 97601

DEC 4 1 54 PM 1973

15686

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 30th day of November, 1973 personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who, being duly sworn (or affirmed), did say that she is the attorney in fact for Robert Sloan and Lucille Sloan, husband and wife, 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:

(Official Seal)

(Signature)

Notary Public for Oregon

(Title of Officer)

My Commission Expires:

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of _____
this 11th day of December, A. D., 1973, at 1:15 o'clock P.M., and duly recorded in
Vol. 1173, of DECS, on Page 1000.

FEES \$ 4.00

By WM. D. MILNE, County Clerk
Deputy

Return to:-
Mrs. & Mrs. Eldon Stivers,
Box 79, Nassim ex Rt.
Klamath Falls, Ore.