

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That INDIAN PINES, INC. a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILL SLATON and JOSEPHINE SLATON, husband and wife, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

T. 35 S., R. 12 E.W.M., Section 11, N $\frac{1}{2}$ NW $\frac{1}{2}$ NW $\frac{1}{2}$

SUBJECT TO: Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on partition map on file in Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no lot shall be used for industrial or manufacturing purposes.
3. That no building, except one summer home or residence and the usual and necessary outbuildings thereto, shall ever be erected on any one lot, with a minimum of 600 square feet; the electricity, plumbing and septic tank to comply with State of Oregon regulations. Due to the fact that not all of the soil on the 20 acre parcel of land is suitable for subsurface sewage disposal, builders shall contact the Klamath County Health Department before starting construction in order that they may work with them in selecting a suitable area for drainfields.
4. That no building shall ever be erected within 30 feet of any exterior property line.
5. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
6. No hunting shall be permitted on any of said lots, and no firearms may be discharged from any of said lots, except for the owner.
7. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of 1/2 inch wire mesh screen.
8. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than two weeks at any one time; provided, however, that such camping shall be done in a good and campmanlike manner.
9. That no temporary housing shall be permitted on any lot, except

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1 during the period of construction of a permanent residence, and
2 in no event shall same be permitted for a period in excess of
3 90 days; provided, however, trailer or mobile homes may be used
as permanent dwellings on the premises which have a retail cost
of not less than \$1,500.00.

4 10. All fires for burning slash shall be done in the properly
5 authorized season, and pursuant to United States Forest Service
6 and/or Klamath Forest Protective Service regulations. Fireplaces
7 in all buildings shall have a heavy mesh screen permanently affixed
8 thereto in the flue fine enough to prevent the passage of sparks.
9 No outdoor fires, other than for the clearing of ground, shall be
allowed except in permanent fireplaces or firepits, which shall
be in the center of an area with a 30 foot cleared radius of all
inflammables and which shall have a water hose connection with
said area with 100 feet of hose and sufficient water supply and
pressure to operate said hose.

10 To Have and to Hold the same unto the said grantee and grantee's heirs,
11 successors and assigns forever.

12 And said grantor hereby covenants to and with said grantee and grantee's
13 heirs, successors and assigns, that grantor is lawfully seized in fee simple of
14 the above granted premises, free from all encumbrances except those above set
15 forth, and that grantor will warrant and forever defend the above granted
16 premises and every part and parcel thereof against the lawful claims and
17 demands of all persons whomsoever, except those claiming under the above
18 described encumbrances.

19 The true and actual consideration paid for this transfer, state in terms
20 of dollars, is \$7,900.00.

21 In construing this deed and where the context so requires, the singular
22 includes the plural.

23 Done by order of the grantor's board of directors, with its corporate
24 seal affixed, on June 17, 1973.

INDIAN PINES, INC.

By Will Anderson President

By Lavina Anderson Secretary

June 11, 1973.

25
26 (SEAL)
27
28 STATE OF OREGON, County of Klamath) SS
29 Personally appeared Miller Anderson and Lavina Anderson, who, being duly
30 sworn, each for himself and not one for the other, did say that the former is
31 the President and that the latter is the Secretary of INDIAN PINES, INC., a
32 corporation, and that the seal affixed to the foregoing instrument is the
corporate seal of said corporation and that said instrument was signed and
sealed in behalf of said corporation by authority of its board of directors;
and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

William M. Ford
Notary Public for Oregon
My Commission expires: Dec. 28, 1974

GANDONG, BISEMORE
& ZAMERY
ATTORNEYS AT LAW
828 MAIN STREET

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of WILL SLATON
this 8th day of January A. D., 1974 at 9:47 o'clock A.M., and duly recorded in
Vol. M 74 of DEEDS on Page 177
FEE \$ 4.00

WM. D. MILNE, County Clerk
By Handwritten Signature Deputy

Label on side: County, Ore
with slatons
Done