

WARRANTY DEED

85-7787

92770

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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 recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto SWAN LAKE MOULDING COMPANY, its successors

and assigns, the following described premises, situated in

Klamath County,

Oregon, to-wit: Lot 195 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; Taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable; and to the following building and use restrictions which grantee, its successors, grantees and assigns, assumes and agrees to fully observe and comply with, to-wit:

- (1) That grantee will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will it suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That it 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.
- (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 for this transfer is \$ 2,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantees, its successors and assigns, that they are the owners 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 grantee; 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 grantee.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 26th day of August, 1974

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

STATE OF OREGON, County of Klamath, ss. August 4, 1974
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.

From Office of
CLARENCE E. STEPHENS & STEPHENS
First Federal Building
Klamath Falls, Oregon

Clarence E. Stephens
Notary Public for Oregon.
My commission expires 2-8-77

Until a change is requested, mail all tax statements to Swan Lake Moulding Company, P. O. Box 428, Klamath Falls, Oregon 97601.

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

11928

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

STATE OF OREGON,

County of Klamath

ss.

On this the 4th day of Sept., 1974, personally appeared Peggy M. Stivers who, being duly sworn (or affirmed), did say that s he is the attorney in fact for Robert Sloan and Lucille Sloan, husband and wife, and that s he executed the foregoing instrument by authority of and in behalf of said principal; and s he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Clous M. Falvey
(Signature)
Notary Public for Oregon
(Title of Officer)

My Commission Expires: 2-5-77

Return?
Lanong & Lisemore
538 Main
City

STATE OF OREGON; COUNTY OF KLAMATH, ss.
Transamerica Title Ins

Filed for record at request of

this 6 day of Sept, 1974, at 3:44 p.m.

duly recorded in Vol. M-74, of deeds, on file.

4.00 By *Wm D. McNamee*, County Clerk