

WARRANTY DEED

94249

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THIS INDENTURE WITNESSETH, THAT SWAN LAKE MOULDING COMPANY, an Oregon Corporation, herein-
after known as grantor for the consideration hereinafter recited, has bargained and sold,
and by these presents does grant, bargain, sell and convey unto JEAN BATS, her heirs 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, her 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 she suffer or permit anything to be done thereon which
may be or become a nuisance or annoyance to the neighborhood.
- (2) That she 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.

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

And the grantor hereby covenants to and with said grantee and grantee's heirs,
successors and assigns that said real property is free from incumbrances created or
suffered thereon by grantor and that grantor will warrant and defend the same and every
part and parcel thereof against the lawful claims and demands of all persons claiming
by, through or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars,
is \$ 2,000.00.

In construing this deed the singular includes the plural as the circumstance may
require.

(Seal)

Done by order of the grantor's board of
directors, with its corporate seal affixed,
this 21st day of October, 1974

SWAN LAKE MOULDING COMPANY

By Dorothy V. Collier Secretary By Alfred D. Collier President
October 21, 1974

STATE OF OREGON, County of Klamath) ss:

Personally appeared Alfred D. Collier and Dorothy V. Collier who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and
that the latter is the secretary of Swan Lake Moulding Company, a 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: Samuel J. Ferguson

Notary Public for Oregon
My commission expires: 9-26-78

STATE OF OREGON,
County of Klamath } ss.

Filed for record NOT RECORDED

on this 25th day of OCTOBER, A. D., 1974
at 1:09 o'clock P. M. and duly
recorded in Vol. M 74 of DEEDS
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WM. D. MILNE, County Clerk

By Rayel Drazil Deputy.
Fee \$2.00

(Official Seal)

Ret: JEAN BATS

6267 S. ICKLOW RD.
NESALEM, OREG.
97303MAIL TAX STATEMENTS
10 AB00C

(OFFICIAL SEAL)

NOTE: THE STATE

WA