

95247

15233

Vol. *mw* 74

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 HAROLD KENYON and BILLIE KENYON; husband and wife, Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 156 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; and 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.
- (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 \$ 1300.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the grantors do hereby covenant to and with the grantees, and their 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 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.

Deed - Page 1.

JANSON, SANDS
& JOHNSON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

RECEIVED NOV 27 1974
4:00 pm

952

9527

KNOW AL

mortgage, be
WA

to

F

and

of

RECEIVED
NOV 23 1974

RECEIVED NOV 20 1974

15234

1 IN WITNESS WHEREOF, They have hereunto set hands and seals this 20th day
2 of June, 1969.

3 Peggy M. Stivers (SEAL)
4 Eldon V. Stivers (SEAL)
5 Robert Sloan (SEAL)
6 Lucille Sloan (SEAL)
7 By Peggy M. Stivers
8 Their Attorney-in-Fact

9 STATE OF OREGON)
10 County of Klamath) SS June 23, 1969
11 Personally appeared the above named Peggy M. Stivers (who was formerly Peggy
12 M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
13 strument to be their voluntary act and deed.
14 Before me:

15 (SEAL)
16 My Commission Expires: Jul 6, 1973

17 STATE OF OREGON)
18 County of Klamath) SS June 23, 1969
19 Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who
20 being duly sworn, did say that she is attorney-in-fact for Robert Sloan and
21 Lucille Sloan, husband and wife, and that she executed the foregoing instrument
22 by authority of and in behalf of said principal; and she acknowledged said
23 instrument to be the act and deed of said principals.
24 Before me:

25 (SEAL)
26 My Commission Expires: Jul 6, 1973

27 STATE OF OREGON, COUNTY OF KLAMATH, ss:
28 Filed for record at request of HAROLD KENYON & BILLIE
29 this 27th day of NOVEMBER 1974 at 4:00 P.M.
30 duly recorded in Vol. 4-74 of DEEDS on Page 15233
31 W.D. MILNE, County Clerk
32 Fee \$ 4.00 By John D. Drayton

Rep. 4 Times HAROLD KENYON
3rd. So. 3rd. Rd
Medford, Ore. 97501

Deed - Page 2.

DANIEL D. HANSON
ATTORNEY AT LAW
KLAMATH FALLS, ORE.

952

95271

KNOW ALL

mortgage, be
WA

to
Fi
and
of

RECEIVED
NOV 20 1974

RECEIVED
NOV 20 1974