

This Indenture Witnesseth, THAT PEGGY V. 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 grantor^s for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GLENN F. JOHNCK,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit: LOT 220 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 grantee, his heirs, 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 he suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That he 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 ^{brk}

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 grantee,

his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs 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 2nd day of January, 1975.

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

STATE OF OREGON, County of Klamath ss. January 3rd, 1975.
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:

Bernice D. Knapp
Notary Public for Oregon.
My commission expires 3-13-76

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

STATE OF OREGON,

County of Klamath } ss.

On this the 3rd day of January, 1975 personally appeared Peggy M. Stivers 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:

Bernice D. Knapp
(Signature)
Notary Public for Oregon
(Title of Officer)

My Commission Expires 3-13-76

RECEIVED
JUL 14 1975

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of GLENN F. JOHNSON

this 14th day of JULY A. D. 1975 at 12:00 o'clock P. M., and

duly recorded in Vol. M 75, of DEEDS on Page 7926

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Dugan

Ret: Glenn F. Johnson
853-6144
North Bend, Ore
67459