

4260

M-75 page 10061

WARRANTY DEED

ROBERT SLOAN, JR. and JAMMIE LUCILLE SLOAN, husband and wife, hereinafter called grantors, convey to DALE L. BUSH and REBECCA I. BUSH, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

PARCEL 16 PINE CONE ADDITION, described as: Starting from the NW corner NE 1/4 SW 1/4, Section 3, T. 36 S., R. 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence S 2°36'12" W., a distance of 485.33 feet to an iron pin, the point of beginning; thence S 2°36'12" W., a distance of 125.13 feet to an iron pin; thence East, a distance of 82.68 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 76.99 feet more or less to the point of beginning.

SUBJECT TO the following building and use restrictions, 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 said premises will be developed, sold and used solely as residence of summer home sites.

(3) That the foregoing restrictions shall run with and bind the above described real property for the benefit of all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park and Pelical Acres and for the benefit of all other lands in Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, now owned by grantors or grantees or by both of them, and the grantees, their heirs, or assigns covenant and agree to observe and comply with said restrictions.

and covenant that grantors are the owners of the above described property free of all encumbrances except as above and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$2,500.00.

The foregoing recital of consideration is true, as I verily believe.

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Dated this 10 day of April, 1970.

Robert Sloan, Jr.
ROBERT SLOAN, JR.

Jammie Lucille Sloan
JAMMIE LUCILLE SLOAN

STATE OF OREGON)
) ss.
County of Klamath)

April 10, 1970.

Personally appeared the above named Robert Sloan, Jr.

and Jammie Lucille Sloan, and acknowledged the foregoing instrument
to be their voluntary act.

Before me:

Keith L. Sloan
NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-6-73

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for ~~xxxxxxxxxxxxxxxx~~

this 27th day of August A. D. 1975 4:05 o'clock P.M., and

duly recorded in Vol. M-75, of Deed on Page 10061

Wm D. MILNE, County Clerk

By Sharon L. Cook Deputy

Fee \$6.00

taxes same as below

Dale Bush
34348 Deerwood Dr.
Eugene, Ore.

97405