

14015

Vol. 76 Page 7506

1 THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN,
3 husband and wife, hereinafter known as Grantors, for the consideration herein-
4 after stated have bargained and sold and by these presents do grant, bargain,
5 sell and convey unto JAMES R. JONES and ETHEL LOUISE JONES, husband and wife,
6 Grantees, the following described premises, situated in Klamath County, Oregon,
7 to-wit:

8 Lots 183 and 184 of Third Addition to Sportsman Park, Klamath County,
9 Oregon, according to the official plat thereof on file in the records
of Klamath County, Oregon.

10 Subject to: Agreement concerning the operation of the dam and control
11 of the water levels of Upper Klamath Lake; Reservations and easements
12 contained in the Dedication of Third Addition to Sportsman Park; and
13 any easements of record; 1969-70 real property taxes which are now a
lien but not yet payable; and to the following building and use restric-
tions which grantees, their heirs, grantees and assigns, assume and
agree to fully observe and comply with, to-wit:

14 (1) That grantees will not suffer or permit any unlawful, unsightly or
15 offensive use to be made of said premises nor will they suffer or permit
16 anything to be done thereon which may be or become a nuisance or annoy-
17 ance to the neighborhood.

18 (2) That they will use said premises solely as a residence or summer
19 home site.

20 (3) That each said lot shall never be subdivided nor shall any less por-
21 tion than the whole of said lot ever be sold, leased or conveyed, and
22 that no building except one summer home or residence and the usual and
23 necessary outbuildings thereto shall ever be erected thereon.

24 (4) That no building shall ever be erected within 10 feet of any exterior
25 property line. (It being understood and agreed that grantees may con-
26 struct on the interior lot line between said lots herein conveyed.)

27 (5) That the foregoing covenants are appurtenant to and for the benefit
28 of each and every other lot in said Third Addition to Sportsman Park
29 and shall forever run with the land and shall bind the premises herein
30 conveyed for the benefit of each and every other lot in said addition
31 and the foregoing covenants and restrictions shall be incorporated in
32 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 \$ 2600.00.

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

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& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 1.

7507

1 warrant and defend the same from all lawful claims whatsoever, except those
2 above set forth and any suffered or created by grantees.

3 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 10th
4 day of September, 1969.

5 Peggy M. Stivers (SEAL)

6 Eldon V. Stivers (SEAL)

7 Robert Sloan (SEAL)

8 Lucille Sloan (SEAL)

9 By Peggy M. Stivers
10 Their Attorney-in-Fact

11 STATE OF OREGON)
12 County of Klamath) SS

September 17, 1969

13 Personally appeared the above named Peggy M. Stivers (who was formerly Peggy
14 M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
15 strument to be their voluntary act and deed.

Before me:

Clara M. Fahey
Notary Public for Oregon

16 (SEAL)
My Commission Expires: Feb. 6, 1973

18 STATE OF OREGON)
19 County of Klamath) SS

September 17, 1969

20 Personally appeared Peggy M. Stivers, (who was formerly Peggy M. Sloan) who
21 being duly sworn, did say that she is attorney-in-fact for Robert Sloan and
22 Lucille Sloan, husband and wife, and that she executed the foregoing instrument
23 by authority of and in behalf of said principals; and she acknowledged said
instrument to be the act and deed of said principals.

Before me:

Clara M. Fahey
Notary Public for Oregon

24 (SEAL)
My Commission Expires: Feb. 6, 1973

25 James R. & Ethel Louise Jones
26 1429 California
27 City

28 Tapes same as above

29 STATE OF OREGON; COUNTY OF KLAMATH; ss.

30 Filed for record at 11:07
31 this 20th day of May A. D. 19 76 at o'clock AM and
32 duly recorded in Vol. M 76 of DEEDS on Page 7506

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& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 2.

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton