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KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JOHN DEAN WATKINS and MARY ANN WATKINS

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

6. Parcel No. 6: PINE CONE ADDITION:

A parcel of land situated in Section 3, T 36 S, R 6 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3, Said point being marked by an "X" on a rock; thence S 89°49' E along the north line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 596.42 feet to the easterly line of the County Road; thence S 42°29' W along the easterly line of the County Road a distance of 51.14 feet to an iron pin; thence S 35°54' W along the easterly line of the County Road a distance of 338.60 feet to an iron pin marking the True Point of Beginning of this description; thence S 35°54' W along the easterly line of the County Road a distance of 76.00 feet to an iron pin; thence S 45°19' E a distance of 101.19 feet to an iron pin; thence N 35°54' E a distance of 91.45 feet to an iron pin; thence N 54°06' W a distance of 100.00 feet to the True Point of Beginning of this description.

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 or 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 Pelican 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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth;

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and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the whole consideration (indicate which):~~

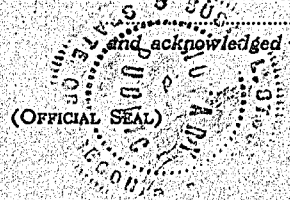
In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 10 day of September, 1976.

Robert Sloan
Robert Sloan

STATE OF OREGON, County of Klamath) ss. September 10, 1976.

Personally appeared the above named ROBERT SLOAN

and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: *Susan L. Beckwell*
Notary Public for Oregon
My commission expires 6-13-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of September A. D. 1976 at 3:52 P. M., and

duly recorded in Vol. M76, of Deeds on Page 14721

Wm D. MILNE, County Clerk

By *Susan L. Beckwell*

fee \$6.00