

29827

Vol. ^{MM} 77 Page 8736

1 KNOW ALL MEN BY THESE PRESENTS, made this ^{MM} 17th day of May, 1977, that
2 L. N. GASS, also known as Lloyd N. Gass, Grantor, for the consideration here-
3 after stated, has bargained and sold and by these presents does grant, bargain,
4 sell and convey unto ROSS LOVELAND, JR. and CAROLYN SUE LOVELAND, husband and
5 wife, Grantees, the following-described premises situated in Klamath County,
6 Oregon, to-wit:

7 All of Block 6, including the vacated alley in said Block;
8 All of Block 7, including the vacated alley in said Block;
9 That portion of vacated Cherry Street lying between said Blocks
10 6 and 7;
11 Lots 1, 2, 3 and 4 in Block 16; and
12 That portion of vacated Halo Street lying between said Blocks 7
13 and 16,

14 ALL in TERMINAL CITY, Klamath County, Oregon, according to the
15 official plat thereof.

16 SUBJECT TO: Agreement with the California-Oregon Power Company,
17 recorded in Vol. 107 at page 216 of Klamath County, Oregon Deed
18 Records;

19 AND, ALSO, SUBJECT TO the following building and use restrictions,
20 which Grantees, their heirs, grantees and assigns, covenant and
21 agree to observe and comply with, and which shall forever run with
22 and bind the land herein conveyed for the benefit of Blocks 2, 3,
23 4, 5, 8, 9, 10, 11, 12, 13 and 15, of said Terminal City, to-wit:

- 24 (1) That all of the premises herein conveyed will be used solely
25 as a one country estate residential site and that no buildings
26 except a one family dwelling house, which shall contain not
27 less than 1,600 square feet, and such appurtenances to and am-
28 enities of a one family residence country estate as a garage,
29 well or pump house, swimming pool, tennis court, hot house,
30 potting sheds, boat, recreational vehicle and other storage,
31 tool and wood sheds, horse stable, tack room, show ring, dog
32 kennels and other clean and attractive outbuilding used for
the care of family pets and domestic animals or fowl which are
kept or raised primarily as hobbies of the residents of the
premises and not primarily for commercial purposes and similar
private family recreational facilities shall ever be constructed
or maintained on said premises and that said premises shall never
be subdivided nor shall any less portion than all of the premi-
ses herein conveyed ever be sold, leased or conveyed separate
or apart from the remainder of the premises herein conveyed.
- (2) That said premises will be used and maintained in conform-
ity with all applicable laws, regulations, rules, ordinances
and permits including, without limitation, all zoning and
sanitation restrictions and requirements.
- (3) That the foregoing covenants and restrictions shall be in-
corporated in and made a part of every deed or conveyance
hereafter executed for the purpose of conveying these pre-
mises.

The true and actual consideration paid for this transfer is \$7,000.00.

Warranty Deed - Page 1.

GANONG & SISEMORE
Attorneys at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7228

8737

1 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
2 said Grantees as an Estate by the Entirety forever.

3 The said Grantor does hereby covenant to and with the said Grantees, and
4 their assigns, that he is the owner in fee simple of said premises and that
5 they are free of all incumbrances, except those above set forth, and any which
6 may have heretofore been created or permitted by the Grantees, and that he will
7 warrant and defend the same from all lawful claims, except as above set forth.

8 IN WITNESS WHEREOF, he has hereunto set his hand the day and year first
9 herein written.

L. N. Gass
L. N. Gass

11 STATE OF OREGON)
12) SS
13 County of Klamath)

14 On this 17th day of May, 1977, personally appeared L. N. Gass, who is also
15 known as Lloyd N. Gass, who is known to me to be the identical person described
in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

16 Before me:
17 *[Signature]*
18 (SEAL) M. GANONG, JR.
NOTARY PUBLIC - OREGON
19 My Commission Expires February 7, 1981

[Signature]
Notary Public for Oregon
My Commission Expires: _____

20 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
21 NAME AND ADDRESS:

Ganong & Sisemore

23 STATE OF OREGON; COUNTY OF KLAMATH; ss.
24 filed for record at request of KLAMATH COUNTY TITLE CO
25 his 19th day of MAY A. D. 19 77 at 11:00 o'clock A.M. and
26 fully recorded in Vol. M77, of DEEDS on PAGE 8736
27 FEE \$ 6.00

Wm D. MILNE, County Clerk
By *[Signature]*

[Signature]
GANONG & SISEMORE
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Warranty Deed - Page 2.