

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That..... ROBERT SLOAN and JAMMIE LUCILLE SLOAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK R. WRYN and MARIE G. WRYN, husband and wife, 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:

Parcel 9 of the Survey #996 filed in the Klamath County Survey Office, more particularly described as follows:

Beginning at the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50'00" East a distance of 60.05 feet; thence South 02°36'12" West a distance of 300.14 feet to the true point of beginning; thence East 86.69 feet; thence South 125 feet; thence West 92.38 feet; thence North 02°36'12" East a distance of 125.13 feet to the true point of beginning.

SUBJECT To agreements concerning the operation of a dam and control of water of the Upper Klamath Lake; reservations and restrictions of record and easements and rights-of-way of record and those apparent on the land.

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;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful 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 \$2,950.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The covenants between the grantors and grantee, if not applicable, should be deleted. See ORS 93.038.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19 77; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
June 21, 19 77

Personally appeared the above named ROBERT SLOAN and JAMMIE LUCILLE SLOAN,

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

Notary me:

Notary Public for Oregon

My commission expires: 11/17/78

State of Oregon, } ss.
County of Klamath

I hereby certify that the within instrument was received and filed for record on the 17th day of November, 19 77, at 3:31 o'clock P.M. and recorded on Page 22450 in Book M77 Records of Deeds of said County.

WM. D. MILNE, County Clerk

By: Deputy

ss.

and sworn, is the is the ration, to seal in be-ach of d. 'C'IAL AL)

SEND TAX STATEMENTS TO: FRANK R. WRYN and MARIE G. WRYN

Address: 62950 Eagle Rd, Bend, Or 97701