

WARRANTY DEED

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CHARLES R. KINNEY and MARY E. KINNEY, husband and wife, herein-
after called grantors, convey to HARLEY S. AMES and MAYME AMES,
husband and wife, as tenants by the entirety, all that real property
situated in Klamath County, State of Oregon, described as:

Lot 130 of Third Addition to Sportsman Park, Klamath
County, Oregon, according to the official plat thereof
on file in the Records of Klamath County, Oregon.

and covenant that grantors are the owners of the above described
property free of all encumbrances except:

1. Agreement concerning the operation of the dam
and control of the water levels of Upper Klamath
Lake; Reservations and easements contained in the
Dedication of Third Addition to Sportsman Park; and
to the following building and use restrictions which
grantees, their heirs, grantees and assigns, assume
and agree to fully observe and comply with, to-wit:

(a) 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.

(b) That grantees will use said premises solely as
a residence or summer home site.

(c) That said premises shall never be subdivided
nor shall any less portion than the whole thereof
ever be sold, leased or conveyed and that no building
except one summer home or residence and the usual and
necessary outbuildings incidental thereto shall ever
be erected thereon.

(d) That no building shall ever be erected within 10
feet of any exterior property line.

(e) That the foregoing covenants and restrictions are
appurtenant to and for the benefit of each and every
other lot in said Third Addition to Sportsman Park
and shall forever run with the land and shall bind the
premises herein conveyed for the benefit of each and
every other lot in said addition and that the fore-
going covenants and restrictions shall be incorporated
in and made a part of each and every other deed or con-
veyance hereafter executed for the purpose of conveying
these premises.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

DATED this 27 day of May, 1965.

Charles R. Kinney Mary E. Kinney



STATE OF OREGON

County of Jackson

May 27, 1965.

Personally appeared the above-named CHARLES R. KINNEY and MARY E. KINNEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Lorraine A. Osborne
Notary Public for Oregon
My Commission expires: 12-22-67

Return to:
TransAmerica

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Transamerica Title Co.

this 1st day of March A. D. 19 78 at 3:29 P M.

fully recorded in Vol. M78 of Deeds 3872

W. D. MILNE, Notary Public
By Lorraine A. Osborne

Fee \$6.00