

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband, hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by LUELLA B. MILLION and JEANNE C. MILLION BLACKNALL, hereinafter called grantees, hereby grant, bargain, sell, and convey unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 108, Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: 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; Any easements of record and those apparent on the land, if any; Any matters suffered or created by grantees; 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:

(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 they will use said premises solely as a residence or summer home site.

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

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

(5) That the foregoing covenants 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 the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises.

TO HAVE AND TO HOLD the above-described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantors above named hereby covenant to and with the above-named grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, that the said premises are free from all encumbrances except those above set forth, and that grantors will warrant and forever defend the above-granted 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 \$1,200.00.

12192

1 IN WITNESS WHEREOF, the grantors have executed this instrument on the
2 24th day of May, 1978.

3 Peggy M. Stivers
4 Peggy M. Stivers

5 Eldon V. Stivers
6 Eldon V. Stivers

7 STATE OF OREGON)
8) SS
9 County of Klamath)

June 7, 1978.

10 Personally appeared the above-named Peggy M. Stivers, who was formerly Peggy
11 M. Sloan, and Eldon V. Stivers, her husband, and acknowledged the foregoing
12 instrument to be their voluntary act and deed. BEFORE ME:

13 (SEAL)

14 Bernice R. Knapp
15 Notary Public for Oregon
16 My Commission expires: 3-13-80

17 After recording return to:

18 Eldon V. Stivers

19 Harriman Route Box 79
20 Klamath Falls, Oregon 97601

21 Until a change is requested all tax
22 statements shall be sent to the following
23 name and address:

24 Wm. U. Milne

25 STATE OF OREGON)
26) SS
27 County of Klamath)

28 I certify that the within instru-
29 ment was received for record on the
30 8th day of June, 19 78
31 at 10:10 o'clock A M., and recorded
32 in book N78 on page 12191 or as
file number 49689, Record of Deeds
of said County.

Witness my hand and seal of County
affixed.

Wm. U. Milne

County Clerk

Title

By Bernice R. Knapp Deputy

Fee \$6.00

WM. GANONG
LAWYER
111 S. 7th Street
KLAMATH FALLS, ORE.
97601
(503) 882-7228