

50971

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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 LYNN COLBY and ESTELLE COLBY, 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 #7 PINE CONE ADDITION:

Starting from the NW corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E., W. M.; thence S 89°50'E, a distance of 60.05 feet; thence S 2°36'12"W, a distance of 175.01 feet; thence East a distance of 81.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet more or less to the point of beginning.

Parcel #8 PINE CONE ADDITION:

Starting from the NW corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E., W. M.; thence S 89°50' E, a distance of 60.05 feet; thence S 2°36'12"W, a distance of 175.01 feet to an iron pin, the point of beginning; thence S 2°36'12", a distance of 125.13 feet to an iron pin; thence East, a distance of 86.69 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 81.01 feet more or less to the point of beginning.

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.

14083

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 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 \$5,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural. *R.S.*
WITNESS grantor's hand this 26th day of May, 1978.

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named ROBERT SLOAN and JAMMIE LUCILLE SLOAN

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

Before me:

Richard Finkbe
Notary Public for Oregon

My commission expires 1/11/75 *1/25/80*

(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

on 29th day of June A. D. 1978 at 3:47 clock P.M., an

fully recorded in Vol. M78, of Deeds on Page 14082

Wm D. MILNE, County Clerk

By *Bernetha Holsch*

Fee \$6.00

Ret: TA

TAXES - GRANTEE
2730 So. 6th St.
City.