

THIS INDENTURE WITNESSETH, That RAYMOND W. KETCHUM or FIFTH

J. KETCHUM, husband and wife, grantors, for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold unto these presents do grant, bargain, sell and convey unto RAYMOND W. KETCHUM or MARCIA H. SEYVERTSEN, grantees, the following described premises situated in Klamath County, Oregon, to-wit:

Lot 13^o of 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 water control of the water levels of Upper Klamath Lake; easements and easements contained in the Dedication of Third addition to Sportsman Park; and to the following building and other restrictions which grantees, their heirs, grantees and assigns, do now and agree to fully observe and comply with, to-wit:

- (1) That grantees will not suffer or permit any unlawful, unwholesome 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 neighbors.
- (2) That grantees will use said premises solely as a summer or summer home site.
- (3) That said premises shall never be subdivided or partitioned unless portion of the whole thereof may be sold, leased or otherwise conveyed and that no building except one cluster type house of residence and the usual and necessary outbuildings thereon, thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within ten feet of the exterior property line.
- (5) That the foregoing covenants and restrictions are intended 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 present heirs, grantees and the benefit of each and every other lot in said addition. That the foregoing covenants and restrictions may be recorded and made a part of each and every other deed of conveyance hereafter executed for the purpose of conveying any interest.

TO HAVE AND TO HOLD the said premises with the appurtenances thereto the said grantees as an estate by the entirety. And the grantor,

Warranty Deed - page 1.

1885

hereby covenant to and with the grantees, and their assigns, that we are the owners in fee simple of said premises; that they are free from all incumbrances except those above set forth and those which may have been incurred by grantees; and that they will warrant and defend the same from all lawful claims whatsoever, except those which are set forth and those which may have been incurred by grantors.

IN WITNESS WHEREOF, They have hereunto set their hands and seals,
this 18th day of August, 1978

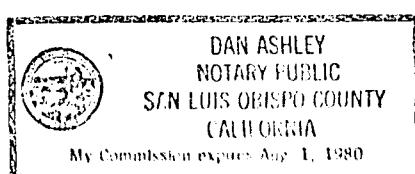
Raymond H. Ketchum (s)

Mildred J. Ketchum (s)

STATE OF CALIFORNIA)
County of San Luis Obispo) ss

Be it Reckoned, That on this 18th day of August, 1978
before me, the undersigned, a Notary Public in and for this county
and state, personally appeared the within named persons, R. H. Ketchum
and Mildred J. Ketchum, husband and wife, who are known to me to be
the identical individuals described in and who executed the foregoing
instrument and acknowledged the same to be their voluntary act
and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial
seal the day and year last above written.



Notary Public for
San Luis Obispo
County, California
Aug. 1, 1978

Land
Subdivision
Plat #1

126-77-12

Plat of Subdivision

P.L.

DATE OF PRESENTATION: DECEMBER 10, 1978

Filed for record: DECEMBER 10, 1978

24 days after filing: APRIL 12, 1979

July recorded: JULY 1, 1979

Currently bound - page 2.

RECORDED - INDEXED - FILED