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THIS INDENTURE WITNESSETH, That RAYMOND W. KETCHUM or his heirs
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 said W. KETCHUM
or MARCIA H. SEYVENTSEN, grantees, the following described premises
situated in Klamath County, Oregon, to-wit:

Lot 132 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 dam and
control of the water levels of Upper Klamath Lake; reservoir 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, do hereby
agree to fully observe and comply with, to-wit:

- (1) That grantees will not suffer or permit any unlawful, in-
sightly 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 grantees will use said premises solely as a residence
or summer home site.
- (3) That said premises shall never be subdivided or sold in any
less portion than the whole thereof ever be sold, leased,
conveyed and that no building except one summer home site
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
exterior property line.
- (5) That the foregoing covenants and restrictions are made in part
to and for the benefit of each and every other lot in said
Third Addition to Sportsman Park and shall forever bind
the land and shall bind the premises hereto conveyed for the
benefit of each and every other lot in said addition and for
the benefit of each and every other lot in said addition and for
the benefit of each and every other lot in said addition and for
in and made a part of each and every other deed or instrument
hereafter executed for the purpose of conveying land in said addition.

TO HAVE AND TO HOLD the said premises with their appurtenances unto
the said grantees as an estate by the entirety. And the grantors do hereby
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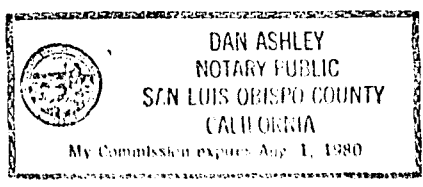
hereby covenant to and with the grantees, and their heirs, that they are the owners in fee simple of said premises; that they are free from all incumbrances except those above set forth and those which may have been incurred by grantees; and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth and those which may have been incurred by grantees.

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

Raymond W. Ketchum
Mildred J. Ketchum

STATE OF CALIFORNIA)
County of San Luis Obispo) ss.
BE IT REMEMBERED, That on this 18th day of August, 1978, before me, the undersigned, a notary public in and for said state, and state, personally appeared the within named Raymond W. 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.



[Signature]
Notary Public for
California
My Commission Expires _____

Raymond W. Ketchum
Mildred J. Ketchum
1887

STATE OF OREGON, CLERK OF DISTRICT COURT
Filed for record: 1887
24
July recorded: 1887
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