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

Lot 133 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; Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; and to the following buildings and appurtenances 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 building, structure, or use, slightly 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 divided into less portion than the whole thereof ever be sold, leased, or conveyed and that no building except one summer residence, residence and the usual and necessary outbuildings incidental thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 10 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 premises herein conveyed for the benefit of each and every other lot in said addition, so that the foregoing covenants and restrictions shall be deemed to be 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 said premises with their appurtenances unto the said grantees as an estate by the entirety. And the grantees do

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hereby covenant to and with the grantees, and their assigns, 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.

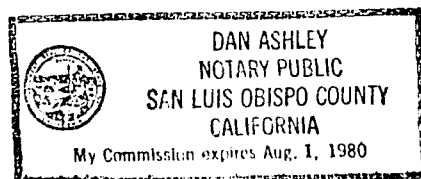
IN WITNESS WHEREOF, They have hereunto set their hands and seals this 18th day of August, 1978

Raymond J. 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 county and state, personally appeared the within named Raymond J. 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 official seal the day and year last above written.



[Signature]
Notary Public for California
My Commission expires: _____

Handwritten notes:
Carmel
Old Grant of 1978

0368 - 12

Handwritten: Blaine, 1978
978-1

COUNTY OF ORANGE, COUNTY OF CALIFORNIA

and for record ~~XXXXXXXXXX~~

24th day of JULY 1978

July recorded in Vol. 1, 78

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