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THIS INDENTURE WITNESSETH, That RAYMOND W. KETCHUM and AILENE 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 EARL W. PETERSON or MARCIA A. SEYBERTSON, 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 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 grantees will use said premises solely as a residence or summer home site.
- (3) That said premises shall never be subdivided or shall any less portion than the whole thereof ever be sold, leased, or conveyed and that no building except one summer home or 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 any exterior property line.
- (5) That the foregoing covenants and restrictions 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 that 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 SELL the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the grantors 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 W. Ketchum (SEAL)

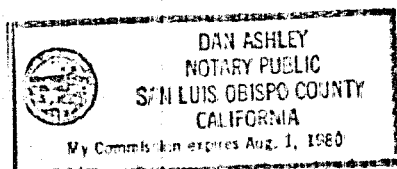
Mildred J. Ketchum (SEAL)

STATE OF CALIFORNIA

County of San Luis Obispo) 33

BEFORE ME, the undersigned, a notary public in and for said county 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: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record ~~XXXXXXXXXX~~

Witness my hand and seal this _____ day of _____ A.D. 1978

Subscribed and sworn to before me and duly recorded in Vol. 1178 of _____

F.E.D. 0.00

2:34 o'clock P.M. on

Aug 18 1978

Wm D. MILNE, County Clerk

By [Signature]