

T/A 38-T-15518-8  
WARRANTY DEED 55024

Vol. 78 Page 20430

This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELTON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto NEOLA HAVILAND, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 288, 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; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantee; and to the following building and use restrictions which grantee, her heirs, grantees, and assigns, assumes and agrees to fully observe and comply with, to-wit:

- (1) That grantee will not suffer or permit any unlawful, unsightly, or offensive use to be made of said premises nor will she suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That she will use said premises solely as a residence or summer home site.
- (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased, or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings 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 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 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.

The true and actual consideration for this transfer is \$ 2,500.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth and any suffered or created by grantee.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 24th day of August 1978

*Peggy M. Stivers*  
Peggy M. Stivers  
*Elton V. Stivers*  
Elton V. Stivers

Robert Sloan  
Lucille Sloan  
By *Peggy M. Stivers*  
Peggy M. Stivers, their attorney-in-fact  
SEPTEMBER 11, 1978

STATE OF OREGON, County of Klamath  
Personally appeared the above named PEGGY M. Stivers, who was formerly Peggy M. Sloan, and Elton V. Stivers, her husband

and acknowledged the foregoing instrument to be their voluntary act and deed, and said Peggy M. Stivers, being duly sworn, did say that she is the attorney-in-fact for Robert Sloan and Lucille Sloan, husband and wife, and executed said instrument by authority of and on behalf of said principals and acknowledged it to be their voluntary act and deed.

Notary Public for Oregon.  
My commission expires

W.M. GANONG, JR.  
NOTARY PUBLIC - OREGON  
My Commission Expires February 7, 1981

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 5th day of September 1978, at 10:51 o'clock A.M., and recorded in book 178 on page 20430 - Record of Deeds of said County.

Witness my hand and seal of County affixed  
H. D. Hillne

By *Bernard S. Helch*  
County Clerk-Recorder  
Deputy  
Fee \$3.00

File in the Office of  
W.M. GANONG, JR.  
P.O. Box 57  
Klamath Falls, Ore. 97601

*Ret. 4-1-78*