

THIS INSTRUMENT WITNESSETH, That **PEGGY M. STIVERS**, who was formerly **Peggy H. Sloan**, and **ELIOT V. STIVERS**, her husband, and **ROBERT SLOAN** and **LUCILLE SLOAN**, his wife, Grantees, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto **HARRY A. LEONARD** and **THEORA C. LEONARD**, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

Lot 212 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; any easements of record; 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 they 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 hereto 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 paid for this transfer, stated in terms of dollars is \$2000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees and their estate by the entirety. And the said grantors do hereby covenant to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrance, except as above set forth, and that they will warrant and defend the same from all

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lawful claims, hereafter, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands this 23d day of March, 1973.

Peggy M. Stivers
Edson V. Stivers

Robert Sloan
Lucille Sloan

By *Peggy M. Stivers*
Attorney-in-Fact

STATE OF OREGON

County of Klamath

SS

April
10, 1973

Personally appeared the above named Peggy M. Stivers (who was formerly Peggy M. Sloan) and Edson V. Stivers, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Carl V. McDonald
Notary Public for Oregon
My Commission expires: *April 4, 1975*

STATE OF OREGON

County of Klamath

SS

April
10, 1973

Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan), who being duly sworn, did say that she is attorney-in-fact for Robert Sloan and Lucille Sloan, husband and wife, and that she executed the foregoing instrument by authority of and in behalf of said principals; and she acknowledged said instrument to be the act and deed of said principals.

(SEAL)

Carl V. McDonald
Notary Public for Oregon
My Commission expires: *April 4, 1975*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record.

on 2nd day of October A. D. 19 78 at 9:00 o'clock A. M., on
filed for record in Vol. 878 of Deeds on Page 21816

Wm D. MILNE, County Clerk

Wm D. Milne

Robt Sloan
Edson V. Stivers
Lucille Sloan

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RECORDED IN BOOK 878
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OCT 23 1978
CLERK'S OFFICE
Klamath Falls, Oregon