

63844

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THIS INDENTURE WITNESSETH, That PEGGY M. SLOAN, a single woman, and ROBERT SLOAN, a single man, 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 ROBERT J. DeARMOND and LEONA M. DeARMOND, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

Lot 12 of Pelican Acres, according to the official plat thereof.

Subject to: Reservations contained in plat and dedication of Pelican Acres, and in Federal Patents; Agreement concerning the operation of the Dam and control of the water levels of Upper Klamath Lake; 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 nor 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 Pelican Acres 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 HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the grantors do 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 any suffered or created by grantees.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 5th day of March, 1965.

& Gordon
GANONG & GANONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Deed - Page 1.

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Peggy M. Sloan (SEAL)

Robert Sloan (SEAL)

by Peggy M. Sloan
His Attorney-in-Fact

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, That on this 17th day of March, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy M. Sloan, a single woman, who is known to me to be the identical individual described in and who executed the foregoing instrument and acknowledged the same to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

William H. Haring
Notary Public for Oregon
My Commission Expires: October 3, 1968

STATE OF OREGON)
County of Klamath) SS

March 17, 1965

Personally appeared Peggy M. Sloan, who being duly sworn, did say that she is attorney-in-fact for Robert Sloan, a single man, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.
Before me:

William H. Haring
Notary Public for Oregon
My Commission Expires: October 3, 1968

Return to
Kootenai Family of MCA
Box 485
Coeur d'Alene Id. 83814
Attn: Hilde Kellogg

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 12th day of March A.D. 19 79
at 1:06 o'clock P M, and duly
recorded in Vol. M79 of Deeds
page 5561
Wm D. Milne, County Clerk
By Bernard H. Hetch Deputy
Fee \$6.00