

70932

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WARRANTY DEED. 19223-5

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN and JAMMIE LUCILLE SLOAN, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by MELVIN INGALLS and ANNABEL L. INGALLS,

hereinafter called Grantees, do hereby grant, bargain, sell and convey unto said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel #12 - PINE CONE ADDITION.
Starting from the NW corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R 6 E., W.M.; thence S 89°50' E., a distance of 60.05 feet; thence S 2°36'12" W. a distance of 300.14 feet; thence East 256.69 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 55 feet to an iron pin; thence along a curve left having a 30 foot radius, a distance of 47.12 feet to an iron pin; thence North, a distance of 95 feet to an iron pin; thence West, a distance of 85 feet more or less to the point of beginning.

SUBJECT To the following building and use restrictions, to-wit:

(1) That Grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.

(2) That said premises will be developed, sold and used solely as residence or summer home sites.

(3) That the foregoing restrictions shall run with and bind the above described real property for the benefit of all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park and Pelican Acres and for the benefit of all other lands in Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, now owned by Grantors or by Grantees or by both of them, and the Grantees, their heirs or assigns covenant and agree to observe and comply with said restrictions.

TO HAVE AND TO HOLD The same unto the said Grantees and Grantees' heirs, successors and assigns;

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth; and that Grantors will warrant and forever defend the said premises and

WARRANTY DEED,
Page 1.

PROCTOR & PUCKETT
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601
882-4436

every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

IN WITNESS WHEREOF, The Grantors have executed this instrument this 20th day of June, 1979.

Robert Sloan

Jammie Lucille Sloan

STATE OF OREGON,)
(ss.
County of Klamath.)

June 20, 1979.

Personally appeared ROBERT SLOAN and JAMMIE LUCILLE SLOAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 3/14/81

GRANTORS: ROBERT SLOAN and JAMMIE LUCILLE SLOAN,
1427 Hope Street
Klamath Falls, Oregon 97601

GRANTEES: MELVIN INGALLS and ANNABEL L. INGALLS
1412 Meek Ave., Napa, CA 94558

SEND TAX STATEMENTS TO:
MELVIN INGALLS and ANNABEL L. INGALLS
1412 Meek Ave.
Napa, California 94558

TA

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of July A.D., 19 79 at 3:18 o'clock P M., and duly recorded in Vol. 479 of Deeds on Page 17188.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha A. Hetch Deputy