

TA 38-196134-T

WARRANTY DEED

75326

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This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantor^s for the consideration hereinafter recited, ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto

DWIGHT ELLIS

his heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: Lot 169, 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; Property taxes for 1979-80, which are now a lien but not yet payable; Any matters suffered or created by Grantee; and to the following building and use restrictions which grantee, his heirs, grantees, and assigns, assume and agree 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 he suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.

(2) That he 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. /being

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 his heirs and assigns forever. And the said grantor^s do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owner^s 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.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hand^s and seal^s this 2nd day of October 19 79 .

Peggy M. Stivers (SEAL)
Peggy M. Stivers
Eldon V. Stivers (SEAL)
Eldon V. Stivers

Robert Sloan
Lucille Sloan (SEAL)

By *Peggy M. Stivers* (SEAL)
Peggy M. Stivers, their attorney-in-fact

STATE OF OREGON, County of _____, ss. _____ October 8, 19 79 .

Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan, and Eldon 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, before me. and executed said instrument by authority of and on behalf of said principals and acknowledged it to be their voluntary act and deed.

BEFORE ME: *Bernice D. Knapp*
Notary Public for Oregon.
My commission expires 3-13-80

After recording return to:

Transamerica
Attn: Julie

Until a change is requested, all tax statements shall be sent to the following name and address:

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of October, 1979, at 3:32 o'clock P. M., and recorded in book 479 on page 24047. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

From the Office of
Wm. GANONG
Klamath Falls, Ore. 97601

By *Bernice D. Knapp*
Fee \$3.50

Deputy

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