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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 Grantors, for the consideration herein- after recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto DONALD M. WELLS and PHILLIP HUNTLEY, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 152 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; and 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 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 \$ 1200.⁰⁰.

TO HAVE AND TO HOLD the said premises with their appurtenants unto the said Donald M. Wells as tenant in common as to an undivided one-half interest, his heirs and assigns forever; and unto the said Phillip Huntley as tenant in common as to an undivided one-half interest, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are

1 free from all incumbrances, except those above set forth, and that they will
 2 warrant and defend the same from all lawful claims whatsoever, except those above
 3 set forth.

4 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 12th
 5 day of June, 1969.

6 Peggy M. Stivers (SEAL)

7 Eldon V. Stivers (SEAL)

8 Robert Sloan (SEAL)

9 Lucille Sloan (SEAL)

10 By Peggy M. Stivers
 11 Their Attorney-in-Fact

12 STATE OF OREGON)
 13 County of Klamath) SS June 23, 1969

14 Personally appeared the above named Peggy M. Stivers (who was formerly Peggy
 15 M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
 16 strument to be their voluntary act and deed.

17 Before me: Clover M. Fahey
 18 Notary Public for Oregon

19 (SEAL)
 20 My Commission Expires: Jul 6, 1973

21 STATE OF OREGON)
 22 County of Klamath) SS June 23, 1969

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

28 Before me: Clover M. Fahey
 29 Notary Public for Oregon

30 (SEAL)
 31 My Commission Expires: Jul 6, 1973

Return to: Dorothy Huntley
 895 El Kader
 Ashland, Or.

32 STATE OF OREGON; COUNTY OF KLAMATH; ss.

... for record at request of Frontier Title & Escrow Co.

this 19th day of October A. D. 1979 at 3:03 o'clock P.M., or

fully recorded in Vol. M79, of Deeds on Page 24674

Wm D. MILNE, County Clerk

By Beverly H. Hirsch

Fee \$7.00