

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 RONALD C. SHORT and KATHLEEN G. SHORT,

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 #14: 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 485.33 feet; thence East a distance of 151.99 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 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

Parcel #15: 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 485.33 feet; thence East, a distance of 76.99 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 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 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

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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~~ ^{5,000} *RPKOR* ^{LS}.

IN WITNESS WHEREOF, The Grantors have executed this instrument this 18th day of January, 1980.

Robert Sloan
Jammie Lucille Sloan

STATE OF OREGON,)

County of Klamath.)

ss.

January 18, 1980

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

Before me:

Sydney J. Deibel
Notary Public for Oregon.

My Commission Expires: March 16, 1982

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

GRANTEES: RONALD C. SHORT and KATHLEEN G. SHORT
7760 Short Road
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

& Return

RONALD C. SHORT and KATHLEEN G. SHORT
7760 Short Road
Klamath Falls, Oregon 97601.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of January A.D., 1980 at 2:30 o'clock P.M., and duly recorded in Vol. M80 of Deeds on Page 2027.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernard H. Deibel Deputy