

WARRANTY DEED.

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 JOHN J. RUGER and MARGUERITA E. RUGER,

hereinafter called Grantees, do hereby grant, bargain, sell and convey unto said Grantees and Grantee's 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 #33 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 596.39 feet; thence South, a distance of 298.09 feet to an iron pin, the point of beginning; thence S 4°15'11" W, a distance of 75.38 feet to an iron pin; thence S 59°57'05" E, a distance of 104.48 feet to an iron pin; thence northerly, on the westerly side of the county road, along a curve left having a radius of 543 feet, a distance of 90 feet to an iron pin; thence N 69°26'53" W, a distance of 131.65 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 Grantee's 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 \$2,500.00.

IN WITNESS WHEREOF, The Grantors have executed this instrument this 6th day of Feb, 1980.

Robert Sloan

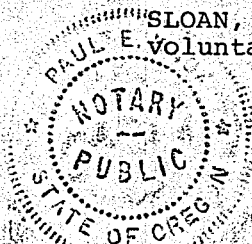
Jammie Lucille Sloan

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

Feb 6, 1980,

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

Before me:



Paul E. Voluntary
Notary Public for Oregon.

My Commission Expires: 11-19-82

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

GRANTEES: JOHN J. RUGER and MARGUERITA E. RUGER
4069 So. Pacific Hwy. #69
Medford, Oregon 97501

SEND TAX STATEMENTS TO:

JOHN J. RUGER and MARGUERITA E. RUGER
4069 So. Pacific Hwy. #69
Medford, Oregon 97501

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of February A.D., 1980 at 9:51 o'clock A M., and duly recorded in Vol M80 of Deeds on Page 2652.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha Shetch Deputy