

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CONSTANCE S. and/or THOMAS R. DODGE,

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

Parcel #21 PINE CONE ADDITION:

Starting from the NW corner NEWSW, 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 285.41 feet to
an iron pin, the point of beginning; thence S 18°47'58"E, a distance
of 194.84 feet to an iron pin; thence northeasterly, on the northerly
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 28°17'46"W, a
distance of 173.82 feet to an iron pin; thence southwesterly along
a curve right having a radius of 90 feet, a distance of 28.60 feet
to an iron pin; thence West, a distance of 34.69 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 will they 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 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 grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
hereinabove set forth;

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and that grantor will warrant and forever defend the above granted premises and 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.
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole.~~ Consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural. *RS*
 WITNESS grantor's hand this 25th day of August, 1980. *RS*

Robert Sloan

STATE OF OREGON, County of Klamath, ss. Aug 25, 1980. *RS*
 Personally appeared the above named ROBERT SLOAN

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Richard Funch*
 Notary Public for Oregon
 My commission expires 1/11/75 2/26/84

(OFFICIAL SEAL)

Please send Tax Statements to:

Ret: CONSTANCE S. and/or THOMAS R. DODGE
 92725 Kinser Lane
 Cheshire, Oregon 97419

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of XXXXXXXXXX
 this 25th day of August A. D. 19 80 at 3:06 o'clock P. M., and
 duly recorded in Vol. M80, of Deeds on Page 16041

By Wm D. MILNE, County Clerk
Bernethart Heloch

Fee \$7/00