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## WARRANTY DEED.

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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 NANCY S. BROWN and GERALD D. BROWN, wife and husband,

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 #25  
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 448.11 feet; thence South, a distance of 223.70 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence East, a distance of 148.28 feet to an iron pin; thence North, a distance of 74.83 feet to an iron pin; thence West, a distance of 148.28 feet more or less to the point of beginning.

SUBJECT To the following building and use restrictions, to-wit:

(1) That Grantee 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

WARRANTY DEED,  
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PROCTOR & PUCKETT  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601  
882-4436

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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 \$2,950.00.

IN WITNESS WHEREOF, The Grantors have executed this instrument this 10<sup>th</sup> day of February, 1981.

Robert Sloan

Jammie Lucille Sloan

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

February 10<sup>th</sup>, 1981,  
Personally appeared ROBERT SLOAN and JAMMIE LUCILLE SLOAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon  
My Commission Expires:

My Commission Expires August 27, 1982

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

GRANTEES: NANCY S. BROWN and GERALD D. BROWN, husband and wife.  
2775 Windsor St.  
K. Falls.

SEND TAX STATEMENTS TO:

NANCY S. BROWN and GERALD D. BROWN,

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on 2/10/81

this 23rd day of February A.D. 19 81 at 11:25 o'clock A M., and  
duly recorded in Vol. M81 of Deeds on Page 3148.

EVELYN BIEHN, County Clerk

By [Signature]

WARRANTY DEED,  
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PROCTOR & PUCKETT Fee \$7.00  
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