

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN

hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by CHARLES A. SMITH and FLORENCE V. SMITH, husband and wife,

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:

The West one-half of the following-described property:  
TRACT #28 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 448.11 feet to an iron pin, the point of beginning; thence South, a distance of 73.70 to an iron pin; thence East, a distance of 148.28 feet to an iron pin; thence North, a distance of 73.26 feet to an iron pin; thence N 89°50'W, 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 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 Grantor 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 Grantor hereby covenant to and with said Grantees and Grantees' 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; and that Grantor will warrant and forever defend the

3316

said 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 \$1,200.00.

IN WITNESS WHEREOF, The Grantor has executed this instrument this 25<sup>th</sup> day of February, 1981.

Robert Sloan

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

February 25, 1981,  
Personally appeared ROBERT SLOAN  
and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Before me:

Lu Nelson  
Notary Public for Oregon.  
My Commission Expires: 2-3-82

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

GRANTEES:

SEND TAX STATEMENTS TO:

CHARLES A. SMITH and FLORENCE V. SMITH

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 25<sup>th</sup> day of February A. D. 1981 at 2:33 o'clock P. M., and  
duly recorded in Vol. 1181, of Deeds on Page 3315.

EV LYN BIEHN, County Clerk  
By Bernetha Deloach

WARRANTY DEED,  
Page 2.

Fee \$7.00  
PROCTOR & PUCKETT  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601  
882-4436

Bill Coe  
for