

This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ELDON V. STIVERS, her husband,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

ELIZABETH BOYCE

heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: Lot 200, Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Agreements concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantee; and to the following building and use restrictions which Grantee, her heirs, grantees and assigns, assumes and agrees to fully observe and comply with, to-wit:

- (1) That grantee will not suffer or permit any unlawful, unsightly, or offensive use to be made of said premises nor will she suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That she will use said premises solely as a residence or summer home site.
- (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased, or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 10 feet of any exterior property line.
- (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Third Addition to Sportsman Park and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said addition and the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises.

The true and actual consideration for this transfer is \$ 3,000.00. *betty*

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that grantors are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 21st day of April 19 81

*Peggy M. Stivers* (SEAL)  
Peggy M. Stivers (SEAL)

*Eldon V. Stivers* (SEAL)  
Eldon V. Stivers (SEAL)

STATE OF OREGON, County of Klamath ss. April 27<sup>th</sup> 19 81  
Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan, and Eldon V. Stivers, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Bernice D. Knapp*

Notary Public for Oregon.  
My commission expires 3-13-84

After recording return to:

*Elizabeth Boyce*  
Box 77 M  
Harriman Rt.  
K. Falls, OR

Until a change is requested, all tax statements shall be sent to the following name and address:

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of May 1981, at 3:05 o'clock p.m., and recorded in book M81 on page 7804. Record of Deeds of said County.

Witness my hand and seal of County of Klamath.

Evelyn Biehn County Clerk  
County Clerk-Recorder

By *Debra A. Jansen*  
Fee \$3.50 Deputy

Wm. M. Ganong-Attorney  
P. O. Box 57  
Klamath Falls, OR 97601