

This Indenture Witnesseth, THAT ROBERT SLOAN and PEGGY M. SLOAN, husband and wife,

hereinafter known as grantor s, for and in consideration of the sum of -- Ten and no/100-- -- Dollars,

to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto KENNETH MUSE and MARIE MUSE,

husband and wife, the following described premises, situated in Klamath County, Oregon,

to-wit: Lot 20 of Pelican Acres, according to the official plat thereof;

Subject to: Reservations contained in plat and dedication of Pelican Acres, and in Federal patents; agreement dated July 25, 1928, recorded same date in Vol. 82, page 77 of Klamath County, Oregon Deed Records regulating the waters of Upper Klamath Lake; and to building and use restrictions as follows, which grantees, their heirs, representatives, grantees and assigns, covenant to observe and perform, 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 they will use said premises solely as a residence or summer homesite.
3. That said premises shall never be subdivided nor shall any less portion than the whole thereof 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, part or parcel of land in said addition and that these covenants shall be incorporated in each and every deed hereafter executed for the purpose of conveying these premises.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and any suffered or created by grantees, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth, and any suffered or created by grantees.

IN WITNESS WHEREOF, They have hereunto set their hands and seal s this 7th day of June, 1961.

STATE OF OREGON, } ss.
County of Klamath

Robert Sloan (SEAL)
Peggy M. Sloan (SEAL)

(SEAL)

BE IT REMEMBERED, That on this 14th day of July, A. D. 19 61, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert Sloan and Peggy M. Sloan, his wife, who are known to me to be the identical person s described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANONG & GANONG
First Federal Building
Klamath Falls, Oregon

Paul Nelson
Notary Public for Oregon.
My Commission Expires Mar. 14, 1962.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 22nd day of May A. D. 19 61 at 4:23 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 9183

Fee \$3.50

By Evelyn Bienn, County Clerk

Kenneth Muse & Ruby Muse
2356 Scenic Ave.
Central Point, Or. 97502

81 MAY 22 PM 4 23

50
308

