

This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do es grant, bargain, sell and convey unto THOMAS A. and JOY L. TROZERA, husband and wife, and ANTHONY V. TROZERA,

their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 189, 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 Grantees; and to the following building and use restrictions which Grantees, their heirs, grantees and assigns, assume and agree to fully observe and comply with, 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 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.

ALSO SUBJECT TO: Property taxes for 1981-82.

The true and actual consideration for this transfer is \$1,400.00. /99/99

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 their heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantees, their heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 14th day of December 19 81.

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

(SEAL)

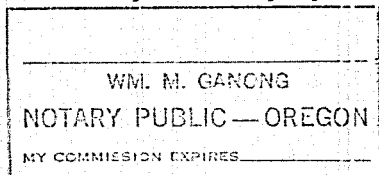
(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. December 14, 19 81.

Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan,

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



Before me:

*Wm M. Ganong*

Notary Public for Oregon.

My commission expires 11-2-82

After recording return to:

*Peggy M. Stivers*  
222 S. Donald St.  
Cathy

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 15 day of December, 19 81, at 4:43 o'clock P.M., and recorded in book M 81 on page 21456. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk-Recorder

From the Office of  
GANONG & SISEMORE  
540 Main Street  
Klamath Falls, Ore 97601

By *Peggy M. Stivers*  
Fee \$4.00

Deputy