

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

hereinafter known as grantor , for the consideration hereinafter stated
has bargained and sold, and by these presents do es
THOMAS M. GERBING and MAXINE M. GERBING, grant, bargain, sell and convey unto

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:
Lot 170, 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 in 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: Real property taxes for 1982-83 which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,900.00.
////// However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

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

IN WITNESS WHEREOF, Grantor ha s hereunto set her hand and seal
this 20th day of September 19 82

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

STATE OF OREGON, County of Klamath) ss. September 22nd, 19 82
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:

Bernice D. Knapp
Notary Public for Oregon.
My commission expires 3/13/84

After recording return to:

Thomas Gerbing
2520 E Speedway #203
Tucson Ariz 85710

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 re-
ceived for record on the 21 day of Oct,
19 82, at 2:27 o'clock P M., and recorded in book
M82 on page 14033 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
County Clerk-Recorder

By Joyce M. Dine
Fee \$4.00 Deputy