

21645

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M83 Page 4337

This Indenture Witnesseth, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROBERT and GEORGIA S. BAUGH,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 191, 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: Real property taxes for 1982-83.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,800.00.
~~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 grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors ha ve hereunto set their hands and seal s
 this 9th day of February 19 83

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

STATE OF OREGON, County of Klamath) ss. Peggy M. Stivers, their attorney-in-
 Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan,
fact February 10, 19 83

and acknowledged the foregoing instrument to be her voluntary act and deed; and said Peggy M. Stivers, being duly sworn, did say that she is the attorney-in-fact for Robert Sloan and Lucille Sloan, husband and wife, and executed said instrument by authority of and on behalf of said principals and acknowledged it to be their voluntary act and deed.
 (SEAL)

Bernice D. Knapp
 Notary Public for Oregon.
 My commission expires 9-13-84

After recording return to:

220 S. Main, Klamath Falls, Oregon
Robert Sloan
1601 1/2 St. at Oak St.
Klamath Falls, Oregon

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 22 day of March, 1983, at 9:38 o'clock A.M., and recorded in book M83 on page 4337 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

County Clerk-Recorder

By Luc Sloan

4.00

Deputy