

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN

hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by J. CLAUDE BOWDEN

hereinafter called Grantee, do hereby grant, bargain, sell and convey unto said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel #5 PINE CONE ACRES:

Starting from the NW corner NE1/4SW1/4, Section 3, T. 36 S., R. 6 E., W. M.; thence S 89°50'E, a distance of 60.05 feet; thence S 12°36' 12"W, a distance of 175.01 feet; thence East, a distance of 251.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 25 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet more or less to the point of beginning.

SUBJECT To the following building and use restrictions, to-wit:

(1) That Grantee will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.

(2) That said premises will be developed, sold and used solely as residence or summer home sites.

(3) That the foregoing restrictions shall run with and bind the above described real property for the benefit of all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park and Pelican Acres and for the benefit of all other lands in Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, now owned by Grantors or by Grantees or by both of them, and the Grantees, their heirs or assigns covenant and agree to observe and comply with said restrictions.

TO HAVE AND TO HOLD The same unto the said Grantee and Grantee's heirs, successors and assigns;

And said Grantor hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set forth; and that Grantor will warrant and forever defend the

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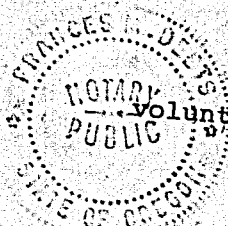
said premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those
claiming under the above-described encumbrances.

The true and actual consideration paid for this trans-
fer, stated in terms of dollars, is \$3,200.00.

IN WITNESS WHEREOF, The Grantor has executed this
instrument this 21 day of July, 1983.

Robert Sloan

STATE OF OREGON,)
County of Klamath.) ss.



July 21, 1983,
Personally appeared ROBERT SLOAN
and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me:

Frances M. Dicks
Notary Public for Oregon.

My Commission Expires: 1-28-85

GRANTORS: ROBERT SLOAN
1427 Hope Street
Klamath Falls, Oregon 97601

Ref GRANTEES: J. CLAUDE BOWDEN
1551 McClellan Dr., Klamath Falls, Oregon, 97601.
SEND TAX STATEMENTS TO:
J. CLAUDE BOWDEN
1551 McClellan Dr.
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss
I hereby certify that the within instrument was received and filed for
record on the 21st day of July A.D., 19 83 at 10:54 o'clock A M
and duly recorded in Vol M83, of Deeds on page 11594

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by Bernetha J. Keloch Deputy

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PROCTOR & PUCKETT
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601
882-4436