

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN  
 hereinafter called Grantor , for the consideration hereinafter  
 stated, to Grantor paid by ROBERT N. DOBBINS AND LINDA DOBBINS,  
Husband and Wife  
 hereinafter called Grantees, do hereby grant, bargain, sell and  
 convey unto said Grantee and Grantee heirs, successors and  
 assigns, that certain real property, with the tenements, heredita-  
 ments and appurtenances thereunto belonging or appertaining, sit-  
 uated in the County of Klamath and State of Oregon, described as  
 follows, to-wit:

Real property described as Exhibit "A" attached hereto.

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

(1) That Grantee will not suffer or permit any unlaw-  
 ful, unsightly or offensive use to be made of said premises nor  
 suffer or permit anything to be done thereon which may be or be-  
 come 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 Addi-  
 tion 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 heirs, successors and assigns;

And said Grantor hereby covenant to and with said  
 Grantee and Grantee heirs, successors and assigns, that  
 Grantor 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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12.00 cl

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,600.00

IN WITNESS WHEREOF, The Grantor has executed this instrument this 30 day of August, 1983.

Robert Sloan

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

Aug 30, 1983,  
Personally appeared ROBERT SLOAN  
and acknowledged the foregoing instrument to be  
voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon.  
My Commission Expires: 9-18-87

Return to:  
GRANTORS: ROBERT SLOAN

1427 Hope Street  
Klamath Falls, Oregon 97601

GRANTEES: ROBERT N. and LINDA DOBBINS  
335 Pike Road  
Ben Lomond, CA 95005

SEND TAX STATEMENTS TO:

ROBERT N. and LINDA DOBBINS  
335 Pike Road  
Ben Lomond, CA 95005

The following described parcels in PINE CONE ADDITION, Klamath County,  
Oregon:

## Parcel #23

Starting from the NW corner NEXSW¼, Section 3, T. 36 S., R. 6 E., W. M.;  
thence S 89°50'E, a distance of 448.11 feet; thence South, a distance  
of 373.70 feet to an iron pin, the point of beginning; thence South, a  
distance of 20 feet to an iron pin; thence southerly along a curve right  
having a radius of 90 feet, a distance of 43.45 feet to an iron pin;  
thence S38°50'52"E, a distance of 87.60 feet to an iron pin; thence  
N 37°01'09"E, a distance of 162.82 feet to an iron pin; thence West,  
a distance of 142.69 feet more or less to the point of beginning.

## Parcel #34

Starting from the NW corner NEXSW¼, Section 3, T. 36 S., R. 6 E., W. M.;  
thence S89°50'E, a distance of 596.39 feet; thence South, a distance  
of 298.09 feet; thence S 4°15'11"W, a distance of 75.38 feet to an  
iron pin, the point of beginning; thence S37°01'09"W, a distance of  
76.43 feet to an iron pin; thence S 49°55'38"E, a distance of 107.12  
feet to an iron pin; thence northerly, on the westerly side of the  
county road, along a curve left having a radius of 543 feet, a  
distance of 95 feet to an iron pin; thence N 59°57'05"W, a distance  
of 104.48 feet more or less to the point of beginning.

## Parcel #35

Starting from the NW corner NEXSW¼, Section 3, T. 36 S., R. 6 E., W. M.;  
thence S89°50'E, a distance of 596.39 feet; thence South, a distance  
of 298.09 feet; thence S 4°15'11"W, a distance of 75.38 feet; thence  
S 37°01'09"W, a distance of 76.43 feet to an iron pin, the point of  
beginning; thence S 37°01'09"W, a distance of 86.39 feet to an iron  
pin; thence S 38°50'52"E, a distance of 94.14 feet to an iron pin;  
thence northerly, on the westerly side of the county road, along a  
curve left having a radius of 543 feet, a distance of 105 feet to  
an iron pin; thence N 49°55'38"W, a distance of 107.12 feet more  
or less to the point of beginning.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH ;ss

I hereby certify that the within instrument was received and filed for  
record on the 30 day of August A.D., 1983 at 3:49 o'clock P M  
and duly recorded in Vol M83, of Deeds on page 14670

EVELYN BIEHN COUNTY CLERK

by Kazil Dugal DeputyFEE \$ 12.00