

WARRANTY DEED

This Indenture Witnesseth, THAT PEGGY M. STIVERS,

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 CLARENCE D. COMSTOCK

his heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: Lot 85, Second Addition to Sportsman Park,, Klamath County, Oregon according to the official plat thereof. SUBJECT TO:

Real property taxes for fiscal year commencing July 1, 1983, which are now a lien but not yet payable; Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Second Addition to Sportsman Park; any easements of record or apparent on the land, and any matters suffered or created by the Grantee; and to the following building and use restrictions which Grantee, his 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 and restrictions are appurtenant to and for the benefit of each and every other lot in said Second 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.

The true and actual consideration for this transfer is \$ 2,200.00

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

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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 13th day of October 19 83.

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

STATE OF OREGON, County of Klamath ss. October 13, 1983
Personally appeared the above named Peggy M. Stivers

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

Notary Public Seal: Barbara P. Bendas, NOTARY PUBLIC - OREGON, My Commission Expires 8-22-87

Before me: Barbara P Bendas

Notary Public for Oregon 8-22-87
My commission expires

After recording return to: CLARENCE D. COMSTOCK, 709 HARRISON ST., SAN JOSE, CA 95125

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of January, 1984, at 9:46 o'clock A.M., and recorded in book 184 on page 58 Record of Deeds of said County.

Until a change is requested, all tax statements shall be sent to the following name and address: CLARENCE D. COMSTOCK, 709 HARRISON ST., SAN JOSE, CA 95125

Witness my hand and seal of County officed.

Evelyn Biehn, County Clerk-Recorder

By [Signature] Deputy

CR 4.00