

WARRANTY DEED

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This Indenture Witnesseth, THAT PEGGY M. STIVERS

has bargained and sold, and by these presents does hereinafter known as grantor for the consideration hereinafter recited, ROGER D. HART and LORRAINE E. HART, husband and wife grant, bargain, sell and convey unto their heirs and assigns, all that certain

Oregon, to-wit: Lot 16, Pelican Acres, according to the official Klamath County,

SUBJECT TO: Reservations contained in plat and dedication of Pelican Acres, according to the official plat thereof.
 tents; Agreement concerning the operation of the Dam and control of the water levels of Upper
 Klamath Lake; 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 use of said premises...

- (1) That Grantees will not suffer or permit any unlawful, ~~unlawful, or~~ *Mrs. J.B.* 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 grantees will use said premises solely as a residence or summer home and that grantees will use said premises solely as a residence or summer home.~~ *Mrs. J.B.*
- (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed and that no building except ~~one summer home or residence~~ *Mrs. J.B.* and the usual and necessary outbuildings incidental 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 Pelican Acres 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 that 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.
- (6) Subject to real property taxes.

The true and actual consideration for this transfer is \$2,000.00 payable.

The foregoing recitation of consideration is true as I verily believe.
TO HAVE AND TO HOLD the said premises with

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

IN WITNESS WHEREOF

IN WITNESS WHEREOF, Grantor has hereunto set
11th day of August 1983.

day of August 1983. her hand and sea

Peggy M. Stivers (SEAL)

Peggy M. Stivers (SEAL)

(SEAL) (SEAL)

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

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

Before me:

Betty M. Garing

Notary Public for Oregon.
My commission

My commission expires 4-19-87

After recording return to:
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Returning return to:
ROGER D. HART

HARRIMAN III Box 73-L
Klamath Falls OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Same as above

STATE OF OREGON.

County of Klamath ss

I certify that the within instrument was received for record on the 2nd day of April, 1984 at 10:30 o'clock A. M. and recorded in book M84 on page 5189 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

Bv

~~County Clerk—Recorder~~

Fee: \$4.00

Deputy