

40065

Vol. MSH Page 14014

1 KNOW ALL PERSONS BY THESE PRESENTS, made this 8th day of August,
2 1984, that PEGGY M. STIVERS, Grantor, for the consideration hereafter stated,
3 has bargained and sold and by these presents does grant, bargain, sell and
4 convey unto ELIZABETH BOYCE, Grantee, the following described premises in
5 Klamath County, Oregon, to wit:

6 LOT 199, 3RD ADDITION TO SPORTSMAN PARK

7 SUBJECT TO: Real property taxes for fiscal year commencing July 1,
8 1984, which are now a lien but not yet payable;

9 ALSO SUBJECT TO: Agreements concerning the operation of the dam and
10 control of the water levels of Upper Klamath Lake; Reservations and
11 easements contained in the Dedication of Third Addition to Sportsman
12 Park; Any easements of record and those apparent on the land, if any;
13 Any matters suffered or created by Grantees; and to the following build-
14 ing and use restrictions which Grantees, their heirs, grantees and
15 assigns, assume and agree to fully observe and comply with, to wit:

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

20 (2) That they will use said premises solely as a residence or summer
21 home site.

22 (3) That each said lot shall never be subdivided nor shall any less
23 portion than the whole of said lot ever be sold, leased, or conveyed,
24 and that no building except one summer home or residence and the usual
25 and necessary outbuildings thereto shall ever be erected thereon.

26 (4) That no building shall ever be erected within 10 feet of any ex-
27 terior property line.

28 (5) That the foregoing covenants are appurtenant to and for the bene-
29 fit of each and every other lot in said Third Addition to Sportsman
30 Park and shall forever run with the land and shall bind the premises
31 herein conveyed for the benefit of each and every other lot in said
32 addition and the foregoing covenants and restrictions shall be incor-
33 porated in and made a part of each and every other deed or conveyance
34 hereafter executed for the purpose of conveying these premises.

35 The true and actual consideration for this transfer is \$2,600.00.

36 TO HAVE AND TO HOLD the said premises and their appurtenances unto the
37 said Grantee, her heirs, devisees, grantees and assigns forever.

38 The Grantor covenants that as of this date she is the Owner of said
39 premises; that they are free of all encumbrances except those above set forth
40 and that she will warrant and defend the same from all lawful claims except
41 those above set forth, which the Grantee has agreed to take subject to.

42 "THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE
43 MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD

WARRANTY DEED - Page 1

'84 AUG 15 PM 2 37

WM. GANONG
LAWYER
P.O. BOX 67
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (803) 882-7228

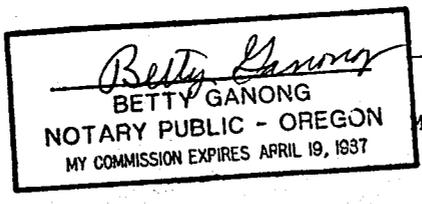
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." ORS 93.040

IN WITNESS WHEREOF, the Grantor has executed this Instrument the day and year first herein written.

Peggy M. Stivers
Peggy M. Stivers

STATE OF OREGON)
) SS.
County of Klamath)

On this 8th day of August, 1984, personally appeared the above named PEGGY M. STIVERS and acknowledged the foregoing Instrument to be her voluntary act and deed before me:

(SEAL)  *Betty Ganong*
Notary Public for Oregon
My commission expires: 4-19-87

Until a change is requested all Tax Statements shall be sent to the following address:

After recording return to:

Elizabeth Boyce
Box 77 M Harrieman
Klamath Falls Ore -
97603

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 15 day of Aug. A.D. 19 84
at 2:37 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 14014

EVELYN BIEHN, County Clerk
By *Pam Smith* Deputy
Fee 8.00 Index: \$1.00

Cash 9.00