

40065

Vol. MS4 Page 14014

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

LOT 199, 3RD ADDITION TO SPORTSMAN PARK

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

ALSO SUBJECT TO: Agreements concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantees; 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 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 are appurtenant to and for the benefit of each and every other lot in said Third 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 \$2,600.00.

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

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

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

WARRANTY DEED - Page 1

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

14015

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

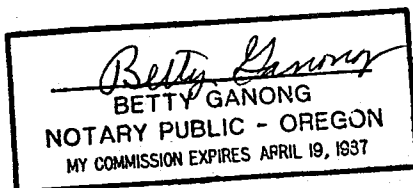
IN WITNESS WHEREOF, the Grantor has executed this Instrument the day
and year first herein written.

Peggy M. Stivers
Peggy M. Stivers

STATE OF OREGON)
County of Klamath) SS.

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 Harman
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