

JACQUELINE JON SMITH, who was formerly Jacqueline Jon Sloan, Grantor conveys and warrants to JOHN VANNICE, Grantee all right, title and interest in that real property situated in Klamath County, State of Oregon, described as:

Lots 208 and 209, Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

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 matter suffered or created by Grantee; 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. Also subject to real property taxes for the year 1985-86 which are now a lien but are not yet payable.

This Instrument will not allow use of the property described in this instrument in violation of Applicable Land Use Laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

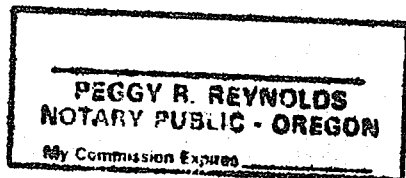
The true and actual consideration for this transfer is \$10,000.00.

Dated this 4th day of September, 1985.

Jacqueline Jon Smith
Jacqueline Jon Smith

STATE OF OREGON, County of Klamath)ss.

September 9, 1985, personally appeared the above named Jacqueline Jon Smith, who took title as Jacqueline Jon Sloan, and acknowledged the foregoing instrument to be her voluntarily act and deed.



BEFORE ME:

Peggy R. Reynolds
Notary Public for Oregon
My commission expires: 12-5-87

Send tax statements to:

At: John Vannice
16280 S.E. 84th
Portland, Oregon 97267

Milwaukee
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of September A.D., 19 85 at 3:38 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 15591

FEE \$5.00

Evelyn Biehn
By _____

County Clerk
Pam Smith

SEP 25 PM 3 38