

OK  
68886

WARRANTY DEED-STATUTORY FORM  
INDIVIDUAL GRANTOR

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Earl W. Nidever and Eleanor I. Nidever (husband and wife)  
conveys and warrants to Al Woody and Margaret Woody (husband and wife) Grantor,

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 101 of 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: Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; reservations and easement contained in the Dedication of Third Addition to Sportsman Park; Any easement of record; Taxes for fiscal year commencing July 1, 1987, which are now a lien but not yet payable; and to the following building and use restriction 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  
The said property is free from encumbrances except  
No existing encumbrances

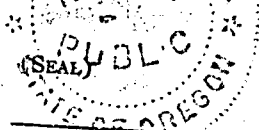
The true consideration for this conveyance is \$ Trade (Here comply with the requirements of ORS 93.030)

Dated this 4 day of November, 1986.

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.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 6, 1986  
by Earl W. Nidever and Eleanor I. Nidever



Notary Public for Oregon  
My commission expires 12/16/88

WARRANTY DEED

GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP
After recording return to:
Al Woody
744 N 10TH #1
Ashe, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested, all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.  
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page as fee/title/instrument/microfilm/reception No. Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By NAME TITLE Deputy

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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 premise solely as a residence or summer home sit.

(3) That each said lot shall never be subdivided nor shall any less portion that 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 withing 10 feet of any exterior property line.

(5) That the foregoing covenants and appurtenant to and for the benefit of each and every other lot in said Third Addition to Sportsman Park land 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 exucuted for the purpose of conveying these premises.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of \_\_\_\_\_ the 3rd day  
of December A.D., 19 86 at 12:34 o'clock P M., and duly recorded in Vol. M86,  
of Deeds on Page 22277.

FEE \$10.00

Evelyn Biehn County Clerk  
By Bernetha A. Ketch