WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY Page 74405 THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and or croan and incrime croan bushand and wife horeinafter known as grantene for the THIS INDENTUKE WITNESSETH, that PEGGI M. SILVERS, WHO WAS LOTMETLY REGGY M. SLOAN, A ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors, for the consideration bereinafter stated have bargained and sold and by these presents do grant ROBERT SLOAN and LUCILLE SLOAN, husband and wite, hereinatter known as grantors, for the consideration bereinafter stated have bargained and sold, and by these presents do grant, baroain, setted and convey unto ALAN R. JOHNSON, orantee, the following described premises. Consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, Sell and convey unto ALAN R. JOHNSON, grantee, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 207, Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, Lot 207, Inird Addition to Sportsman Park, Klamath County, Uregon, acco 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 Unner Klamath Lake: Reservations and essements contained in the Dedication of Third SUBJECT TO: Agreements concerning the operation of the dam and control of the water is 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 of Upper Klamath Lake; Keservations and easements contained in the Dedication of Inird Addition to Sportsman Park; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantee, and to the following building and use Addition to Sportsman Yark; Any easements of record and those apparent on the land Any matters suffered or created by Grantee; and to the following building and use restrictions which Grantee his being grantee and assigns assigns and append to Any matters suffered or created by Grantee; and to the following building and use restrictions which Grantee, his heirs, grantees and assigns, assume and agree to fully observe and commly with forwit: rve and comply with, to-wit: (1) That Grantee will not suffer or permit any unlawful, unsightly, or offensive use to Inde of said premises nor will be suffer or permit anything to be done thereon which may (1) That Grantee will not suffer or permit any unlawful, unsightly, or offensive use be made of said premises nor will he suffer or permit anything to be done thereon which may be or become a nuisance or annovance to the neighborhood. be wave of said premises not will be suffered of permit any be or become a nuisance or annoyance to the neighborhood. r 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 of said lot ever be sold. leased, or conveved and that no building event one summer (3) That each said lot shall never be subdivided nor shall any less portion than the 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. $\sum_{\text{thereon.}}^{\text{home}}$ eon. (4) That no building shall ever be erected within 10 feet of any exterior property Ξ^{line} . . (5) That the foregoing covenants are appurtenant to and for the benefit of each and other lot in said Third Addition to Snorteman Park and shall forever run with the la (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 conveved for the benefit of each and every other lot in every other lot in said Third Addition to Sportsman Park and shall forever run with the lar 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 incornorated in and mad 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 Dart of each and every other deed or conveyance hereafter evecuted for the Durnose of Said addition and the foregoing covenants and restrictions shall be incorporated in and conversion these premises. AND ALSO SUBJECT TO THE FOLLOWING LAW: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. REFORE SIGNING OR ACCEPTING THIS INSTRUMENT. "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLAT. OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT IN VIOLAT. THE DEDGON ACOUTPING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR UF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OK ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE SIGNING OF THE APPROPRIATE CITY OF COUNTY PLANNING DEPARMENT TO VERIFY APPROVED USES." ORS 93.040 The true and actual consideration paid for this transfer stated in terms of dollars, is \$3,000.00. s of dollars, is \$3,000.00. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee as Ptate by the entirety. And the said grantors do hereby covenant, to and with the said TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee a an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantee, and his assions, that they are the owner in fee simile of said premises; that they an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantee, and his assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances event as shows set out and that they will warrant and grantee, and his assigns, that they are the owner in tee simple of said premises; that are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth. MITNESS WHEREOF Grantors have bereants set their bands and seals this ###. da defend the same from all lawful claims whatsoever, except those above set forth. May IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this <u>from day of</u> March, 1987. Lucille Sloan Rν STATE OF OREGON, County of Klamath) SS May 4 Peggy M. Stivers, their attorney in fact. Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan, oknowledged the foregoing instrument to be her voluntary act and deed, and said Degov M. Personally appeared the above named Peggy M. Stivers, who was formerly Peggy M. Sloan, and acknowledged the foregoing instrument to be her voluntary act and deed; and said Peggy M. Stivers, heino duly sworn, did say that she is the attorney-in-fact for Robert Sloan and and acknowledged the foregoing instrument to be her voluntary act and deed; and said Pegg Stivers, being duly sworn, did say that she is the attorney-in-fact for Robert Sloan and Lucille Sloan. husband and wife, and executed said instrument by authority of and on beh Stivers, being duly sworn, did say that she is the attorney-in-fact for Kobert Sloan and Lucille Sloan, husband and wife, and executed said instrument by authority of and on behalf of said principals and acknowledged it to be their voluntary act and deed. REFORE ME. and wire, and executed said instrument by authority of and on acknowledged it to be their voluntary act and deed. BEFORE ME: (SEAL) NOTARY PUBLIC - OREGON Notary Public for Oregon My Commission Expires After 🖡 Jano My commission expires: 13-8 Until a change is requested, all tax statements shall be sent to the follownig name and address: 8655 Belford Ave. #53 Los Angeles, Ca. 90045

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY CO aps9 10 Marin



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Filed for	or record at request	of the8	th day
of	May	_ A.D., 19 <u>87</u> at <u>4:23</u> o'clock <u>P</u> M., and duly recorded in Vol	<u></u> ,
		of Deeds on Page7959	
FEE	\$14.00	Evelyn Biehn, County Clerk By	the

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