

74405

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M. Sloan, and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors, for the 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.

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 Grantee; and to the following building and use restrictions which Grantee, his heirs, grantees and assigns, assume and agree to fully observe and comply with, to-wit:

- (1) That Grantee will not suffer or permit any unlawful, unsightly, or offensive use to be made of said premises nor will he 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.

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. 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." ORS 93.040  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee as 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, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 4th day of May, 1987.

Peggy M. Stivers  
Peggy M. Stivers

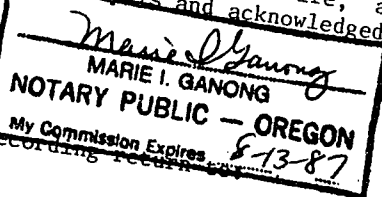
Robert Sloan  
Lucille Sloan

By Peggy M. Stivers  
Peggy M. Stivers,  
their attorney in fact.

STATE OF OREGON, County of Klamath) SS May 4, 1987  
March

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, 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 behalf of said principals and acknowledged it to be their voluntary act and deed. BEFORE ME:

(SEAL)



Marie I. Ganong  
Notary Public for Oregon  
My commission expires: 8-13-87

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:

Alan R. Johnson  
8655 Belford Ave. #53  
Los Angeles, Ca. 90045

14.00  
check

7322

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

24402

0967

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 8th day  
of \_\_\_\_\_ May \_\_\_\_\_ A.D., 19 87 at 4:23 o'clock P.M., and duly recorded in Vol. \_\_\_\_\_ M87,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 7959.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_

