

83265

K-40252

QUITCLAIM DEED

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EUGENE E. KONOPASEK, aka EUGENE KONOPASEK, and ELAINE M. KONOPASEK, aka ELAINE KONOPASEK, Husband and Wife as tenants by the entirety or Husband and Wife, (Grantors) release and quitclaim to EUGENE E. KONOPASEK and ELAINE M. KONOPASEK, Trustees of the KONOPASEK FAMILY TRUST u.a.d. January 4, 1988, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED EXHIBIT "A" THROUGH "B"

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates EUGENE E. KONOPASEK and ELAINE M. KONOPASEK for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Eugene E. Konopasek, 8300 Gold Rey Road, Central Point, Oregon 97502.

DATED this 4TH day of January, 1988.

Eugene E. Konopasek
EUGENE E. KONOPASEK

Elaine Konopasek
ELAINE KONOPASEK

STATE OF OREGON

County of Jackson

) ss.

On January 4, 1988 personally appeared EUGENE E. KONOPASEK and ELAINE KONOPASEK, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Volney M. Young
Notary Public for Oregon
My Commission Expires: 6-17-90

QUITCLAIM DEED - 1

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Lot 88 of Second Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof;

SUBJECT TO: Agreement concerning operation of the dam and control of water levels of Upper Klamath Lake; reservations contained in the dedication of Second Addition to Sportsman Park; 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 said premises shall never be subdivided nor shall any less portion than the whole thereof 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 Second 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 that 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.

Lots 89 and 90 of Second Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof;

Subject to: Agreement concerning operation of the dam and control of water levels of Upper Klamath Lake; reservations contained in the dedication of Second Addition to Sportsman Park, 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 homesite.

(3) That said premises shall never be subdivided nor shall any less portion than the whole thereof 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 Second 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 that 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.

Return to: Eugene E. Konpasek
8300 Gold Rey Road
Central Point, Oregon 97502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company
of January A.D., 19 88 at 2:42 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 348

FEE \$20.00

By Evelyn Bienn, County Clerk