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mtc 4911

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

LESLIE M. SHARP and PEARL L. SHARP, husband and wife, Vol 1788 Page 7174
conveys and warrants to PADDOCK REAL ESTATE COMPANY, an Oregon Corporation Grantor,
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 28 of SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
SUBJECT TO: 1. Restrictions as contained in plat dedication, to-wit: "Subject to a 10 foot building setback lines and to easements over the rear of all lots for utilities."; 2. The agreement of January 25, 1924, recorded February 15, 1924, in Volume 63 at page 460 Klamath County, Oregon deed records concerning the operation of the dam and control of the water levels of Upper Klamath Lake; as evidenced by deed recorded June 4, 1969, in Volume M69, page 4297, Microfilm of Klamath County, Oregon, 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 The said property is free from encumbrances except as hereinabove set forth. (Continued on Reverse)

The true consideration for this conveyance is \$9,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of May, 1976.

Leslie M. Sharp
Pearl L. Sharp

CALIFORNIA



STATE OF OREGON, County of Benton
DOROTHY J. WEAVER Personally appeared the above named Leslie M. Sharp and Pearl L. Sharp, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

My Commission Expires July 25, 1979

Before me: Dorothy J. Weaver
Notary Public for Oregon My commission expires: 7-25-79

WARRANTY DEED

LESLIE M. and PEARL L. SHARP
PADDOCK REAL ESTATE COMPANY
2972 So. 6th Street
Klamath Falls, OR 97601
GRANTEE
GRANTEE'S ADDRESS, ZIP

After recording return to:

Ralph A. Crawford Co.
2972 So. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Ralph A. Crawford Co.
2972 So. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON

County of Benton } ss.

I certify that the within instrument was received for record on the day of May, 1976, at 2 o'clock P.M., and recorded in book 1788 on page 7174 or as file/reel number 1788-7174

Record of Deeds of said County.
Witness my hand and seal of County affixed.

By [Signature] Recording Officer
Deputy

7175

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 subleased 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 the foregoing covenants are appurtenant to and for the benefit of each and every other lot, part of parcel of land in said SPORTSMAN PARK and shall forever run with the land and shall bind the premises herein sold for the benefit of each and every other lot, part or parcel of land in said addition and that these covenants shall be incorporated in each and every deed hereafter executed for the purpose of conveying these premises and any Reservations, Restrictions, Rights-of-Way and Easements of Record and Those Apparent on the Land."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of May A.D., 19 88 at 9:29 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 7174.

FEE

\$15.00

By Evelyn Biehl County Clerk
Bernetha Adetsch