Vol. m90 Page 11856 WAPPANTY DIED. 16360 KNOW ALL MEN BY THESE PRESENTS, That PEGGY M. STIVERS, who was formerly OK I , hereinafter called the grantor, for the consideration hereinafter stated, Peggy M. Sloan to grantor paid by SANDOVAL INVESTMENTS INC. , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of \_\_\_\_Klamath\_\_\_\_\_and State of Oregon, described as follows, to-wit: Lot 103, Third Addition to Sportsman Park, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO: Real property taxes for fiscal year commencing July 1, 1989, which are now a liem but not yet payable; ALSO 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 Grantees; and to the following building and use restrictions which Grantees, their heirs, grantees and ausigns, assume and agree to fully observe and comply with, to wit: 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 any-thing to be done thereon which may be or become a nuisance or annoyance to the (2) That they will use said cremises sclely as a residence or summer home site.
(3) That each said lot shall never be subdivided nor shall any less portion (3) That each said lot shall never be subdivided nor shall any dethat no 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 out-UF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that 3 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00. Blowwyer, the actual consideration cossists of or includes other property or value given or promised which is part of the -consideration (indicate-which;).0 1 Leggy M. Stevens THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACOURING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. September 12 , 19 ersonally appeared the above named her - Peggy M. Stivers Before me: Lori Jane Thornton LOFT JANE THORNTON MY CONTACT FUELIC-OREGON My commission expires 5-11-90 NGTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. STATE OF OREGON, Peggy M. Stivers P. O. Box 7345 Klamath Falls, OR 97602 GRANTOR 5 NAME AND ADDRE IS SS. I certify that the within instrument was received for record on the ...... day of \_\_\_\_\_, 19...., at Sandoval Investments Inc. 7220 Crater Lake Hwy. White City, OR 97503 in book/reel/volume No. \_\_\_\_\_\_ on page \_\_\_\_\_\_ or as fee/file/instru-SPACE RESERVED FOR ment/microfflm/reception No....., After recording return to: RECORDER'S USE Record of Deeds of said county. Sandoval Investments Inc. 7220 Crater Lake Hwy., Corporate Office Witness my hand and seal of White City, OR 97503 County affixed. Until a change is requisited all fax statements shall be sent to the following address. Sandoval Investments Inc. TITLE NAME 7220 Crater Lake Hwy., Corporate Office ..... Deputy White City, OR 97503 NAME, ADDRESS, ZIP

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(3) continued

buildings thereto shall ever be erected themon.

(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 Fark 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

-A.H. S.

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record at request of \_\_\_\_\_\_\_ Sandoval Investments Inc. \_\_\_\_\_\_ the \_\_\_\_\_\_ the \_\_\_\_\_\_ the \_\_\_\_\_\_\_ the \_\_\_\_\_\_ the \_\_\_\_\_t the \_\_\_\_\_\_ the \_\_\_\_\_\_t the \_\_\_\_\_t the \_\_\_\_t the \_\_\_\_\_t the \_\_\_\_t the \_\_\_\_t the \_\_\_\_\_t the \_\_\_\_t the \_\_\_t th Filed for record at request of \_\_\_\_\_ of \_\_ dav Deeds \_\_\_\_\_ on Page \_\_\_\_\_11856\_\_\_\_\_. Evelyn Biehn . County Clerk FEE \$33.00 By Queiene Muelendare · And the second at which the second second د در می از در در در از می 김지는 비행물 114 Shine is depicted of 10 1.000 1.1 ta licitat .83natal estation (man), , we are ended in the same