

OK

16361

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KNOW ALL MEN BY THESE PRESENTS, That
 Peggy M. Sloan

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PEGGY M. STIVERS, who was formerly

to grantor paid by SANDOVAL INVESTMENTS INC., hereinafter called the grantor, for the consideration hereinafter stated,

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 224, Third Addition to Sportsman Park, 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 Grantees; 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...

- (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 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 out-buildings thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 10 feet of any exterior property line.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) continued --

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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth.

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.

11. However, the actual consideration consisted of or included other property or value given or promised which is part of the consideration (indicate which). ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 12th day of September, 1989

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.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Peggy M. Stivers September 12, 19 89

and acknowledged the foregoing instrument to be her voluntary act and deed

Before me: Lori Jane Thornton

Notary Public for Oregon

My commission expires 5-11-90

applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Peggy M. Stivers
P. O. Box 7345
Klamath Falls, Or. 97602

Sandoval Investments Inc.
7220 Crater Lake Hwy.,
White City, Or. 97503

After recording return to:

Sandoval Investments Inc.
7220 Crater Lake Hwy.
White City, OR 97503

Let a change is requested all tax statements shall be sent to the following address.

220 Crater Lake Hwy., (Corporate Office)
White City, OR 97503

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of, 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME _____

TITLE

By Deputy

continued --

(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.

ALSO SUBJECT TO : Real property taxes for fiscal year commencing July 1, 1989, which are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sandoval the 18th day
of June A.D. 19 90 at 11:35 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 11858.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullendorfe