

OK 18384

KNOW ALL MEN BY THESE PRESENTS, That Burrel C. Maddux and Clara G. Maddux, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John F. Patterson and Andrea L. Patterson, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Schedule "A" Attached and made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth and those which may have been incurred by grantees;

and that grantor will warrant and forever defend the said 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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of July, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

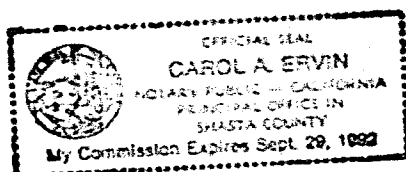
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Burrel C. Maddux
Clara G. Maddux
BURREL C. MADDUX
CLARA G. MADDUX

STATE OF CALIFORNIA

COUNTY OF Shasta

On this 24th day of July, 1990, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Burrel C. Maddux and Clara G. Maddux, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the said County of Shasta on the date set forth above in this certificate.



Carol A. Ervin
Notary Public, State of California
My commission expires 9-29-92

This document is only a general form which may be proper for use in simple transactions and in no way acts or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John F. Patterson
2748 Laurelwood Drive
Medford, OR 97501

NAME, ADDRESS, ZIP

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

Mr. & Mrs. John F. Patterson
2748 Laurelwood Drive
Medford, OR 97501

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

SCHEDULE "A"

7 Lot 123 of Third Addition to Sportsman Park, Klamath County, Oregon,
8 according to the official plat thereof on file in the Records of
Klamath County, Oregon.

9 Subject to: Agreement concerning the operation of the dam and control
10 of the water levels of Upper Klamath Lake; Reservations and easements
11 contained in the Dedication of Third Addition to Sportsman Park; and
12 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:

- 13 (1) That grantees will not suffer or permit any unlawful, unsightly
14 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.
- 15 (2) That grantees will use said premises solely as residence or summer
home site.
- 16 (3) That said premises shall never be subdivided nor shall any less
17 portion than the whole thereof ever be sold, leased or conveyed
18 and that no building except one summer home or residence and the
usual and necessary outbuildings incidental thereto shall ever
be erected thereon.
- 19 (4) That no building shall ever be erected within 10 feet of any
20 exterior property line.
- 21 (5) That the foregoing covenants and restrictions are appurtenant to
22 and for the benefit of each and every other lot in said Third
23 Addition to Sportsman Park and shall forever run with the land
24 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 ex-
25 ecuted for the purpose of conveying these premises.

26 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
27 said grantees as an estate by the entirety. And the grantors do hereby cove-
28 nant to and with the grantees, and their assigns, that they are the owners in
29 fee simple of said premises; that they are free from all incumbrances except
30 those above set forth and those which may have been incurred by grantees; and
31 that they will warrant and defend the same from all lawful claims whatsoever,
32 except those above set forth and any suffered or created by grantees.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John F. Patterson the 2nd day
of Aug. A.D., 19 90 at 12:54 o'clock P. M., and duly recorded in Vol. M90,
of Deeds on Page 15417.

Evelyn Biehn, County Clerk

By Pauline Mullins

FEE \$33.00