

21238

KNOW ALL MEN BY THESE PRESENTS, That

SANDOVAL INVESTMENTS, INC.

, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by

G.R. SANDOVAL

, 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: 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 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 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 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.

(IF 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 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 \$ 3,116.53. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 25th day of September, 1990.

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.

SANDOVAL INVESTMENTS, INC.
BY: Mary Staten
MARY STATEN, SECRETARY

STATE OF OREGON, County of JACKSON) ss. SEPTEMBER 25, 1990.
Personally appeared the above named MARY STATEN

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

Before me: David M. Keller
Notary Public for Oregon
My commission expires 2/13/98

NOTE—The parentheses between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

SANDOVAL INVESTMENTS, INC.
7220 CRATER LAKE HWY.
WHITE CITY, OR 97503
GRANTOR'S NAME AND ADDRESS

G.R. SANDOVAL
P.O. BOX 3760
CENTRAL POINT, OR 97502
GRANTEE'S NAME AND ADDRESS

APPROPRIATE FORM FOR:
G.R. SANDOVAL
P.O. BOX 3760
CENTRAL POINT, OR 97502
NAME, ADDRESS, ZIP

Use of change is requested all for statements shall be sent to the following address.

G.R. SANDOVAL
P.O. BOX 3760
CENTRAL POINT, OR 97502
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of Oct, 1990, at 2:55 o'clock P.M., and recorded in book/reel/volume No. m90 on page 20413 or as fee/file/instrument/microfilm/reception No. 21238 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paula M. Nielsen Deputy

Fee \$28.00