

31733

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BARGAIN AND SALE DEED

JOHN F. METLER, and JACQUELINE J. METLER, husband and wife, (Grantors) do grant, sell, release and transfer to JOHN F. METLER and JACQUELINE J. METLER, Trustees of the METLER FAMILY TRUST u.a.d. December 4, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates JOHN F. METLER and JACQUELINE J. METLER for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. John F. Metler, 6010 S. Sixth, Klamath Falls, Oregon 97603.

DATED this 4 day of December, 1989.

John F. Metler
JOHN F. METLER
Jacqueline J. Metler
JACQUELINE J. METLER

STATE OF OREGON

County of Jackson

)
)ss.
)

On December 4, 1989 personally appeared JOHN F. METLER and JACQUELINE J. METLER, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Wm. J. Mow
Notary Public for Oregon
My Commission Expires: 6-17-91

BARGAIN AND SALE DEED - 1

PARCEL I

13339

Lots 120 and 121 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon,

Subject to: Agreement 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; 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 may become a nuisance or annoyance to the neighborhood.
 - (2) That grantees will use said premises solely as a residence or summer homesite;
 - (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed and that no building except one summer home or residence and the usual and necessary outbuildings incidental 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 and restrictions 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 that the foregoing covenants and restrictions shall be incorporated in and made a part of each and every deed or conveyance hereafter executed for the purpose of conveying these premises;
- and subject to easements and rights of way of record or apparent on the land.

PARCEL II

Tract No. 6, Block No. 1 of Homeland Tracts, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the county clerk of Klamath County, Oregon,

Subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and those apparent on the land, reservations and restrictions of record, and to taxes for fiscal year commencing July 1, 1954.

Return: John F. Metler
P.O. Box 1075, Klamath Falls, Or. 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ IRS
of _____ July _____ A.D. 19 91 at 11:55 o'clock _____ the 10th day
of _____ Deeds _____ on Page 13338
Evelyn Biehn County Clerk
By Pauline Mueller

FEE \$33.00