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Vol. 92 Page 19871

KNOW ALL MEN BY THESE PRESENTS, That

Peggy M. Stivers,

who was formerly: Peggy M. Sloan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George W. Walker and Lois I. Walker, husband and wife, with right of survivorship

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 82, SECOND ADDITION TO SPORTSMAN PARK, KLAMATH COUNTY, 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 Second Addition to Sportsman Park; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantee; and to the following building and use restrictions which Grantee, his heirs, grantees and assigns, assume and agree to fully observe and comply with, to-wit: (1) That Grantee will not suffer or permit any unlawful, unsightly, or offensive use to be made of said premises nor will he 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 Second 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 the Second Addition to Sportsman Park and the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance 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 \$4,000.00

However, the actual consideration consists of or includes 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 31 day of August, 1992

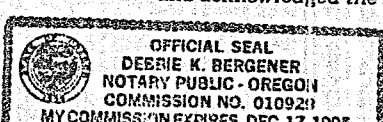
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Peggy M. Stivers  
Peggy M. Stivers

STATE OF OREGON, County of Klamath ) ss. August 31, 1992

Personally appeared the above named Peggy M. Stivers

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



Before me: Debbie K. Bergener  
Notary Public for Oregon  
My commission expires 12-17-95

NOTE: The words "Notary Public" and "Notary" 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  
GRANTOR'S NAME AND ADDRESS

George and Lois Walker  
1548 N. W. Harlan  
Roseburg, OR 97470  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
George and Lois Walker  
1548 N. W. Harlan  
Roseburg, OR 97470  
NAME, ADDRESS, ZIP

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

George and Lois Walker  
1548 N. W. Harlan  
Roseburg, OR 97470  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 1st day of Sept., 1992, at 10:44 o'clock A.M., and recorded in book/reel/volume No. M92 on page 19871 or as fee/file/instrument/microfilm/reception No. 50015, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.  
NAME TITLE  
By Debra S. Nielsen, Deputy

Fee \$30.00