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Volume 2 Page 19872

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

, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 83 and LOT 84, 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, gran-
tees 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 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 whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the~~
~~the whole~~
~~consideration (indicate which)~~

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

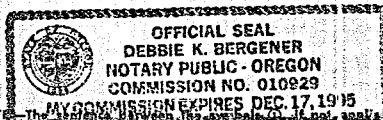
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT 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: If this instrument is not recorded within the time specified, it 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,
County of Klamath) ss.

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 19872 or as fee/file/instru-
ment/microfilm/reception No. 50016,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Debbie K. Bergener* Deputy

Fee \$30.00