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04-05-94P03-15 RCVD

Vol 94 Page 10105

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INSTRUMENT BEING WITNESSETH, THAT PEGGY M. STIVERS, who was formerly Peggy M. Sloan, wife, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JIMMIE DAME and THELMA C. DAME,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 233 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of 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; Any easements of record; 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of May, 1976

Eldon V. Stivers (SEAL)

Robert Sloan
Lucille Sloan (SEAL)

Peggy M. Stivers (SEAL)

By Peggy M. Stivers (SEAL)
their attorney-in-fact

STATE OF OREGON, County of Klamath

Personally appeared the above named Peggy M. Stivers and Eldon V. Stivers, her husband, May 11, 1976.

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

Before me:

Bernice D. Kapp
Notary Public for Oregon.
My commission expires 3/13/80

After recording return to:

Jerry Lykken

P.O. Box 894

Klamath Falls, Or. 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Jimmie and Thelma C. Dame

From the Office of
GANONG & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County clerk.

County Clerk-Recorder

By _____ Deputy

10105

04-02-1960-12

10106

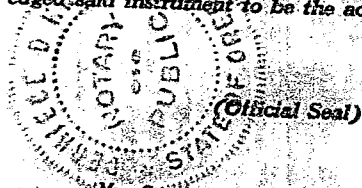
FORM No. 159-Acknowledgment by Attorney-in-Fact.

STATE OF OREGON,

County of Klamath ss.

On this the 5th day of May, 19 76 personally appeared

Peggy M. Stivers who, being duly sworn (or affirmed), did say that she is the attorney in fact for Robert Sloan and Lucille Sloan, husband and wife, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Bruce D. Krapp (Signature)

Notary Public for Oregon
(Title of Officer)

My Commission Expires: 3/13/80

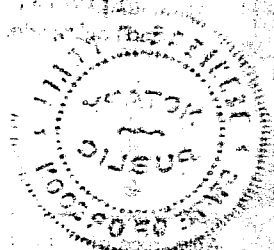
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Lykken the 5th day of April A.D., 19 94 at 3:15 o'clock P M., and duly recorded in Vol. 494 of Deeds on Page 10105

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline Mullendare

Notary Public for Oregon
My Commission Expires: 3/13/80



STATE OF OREGON
County of Klamath
I, Bruce D. Krapp, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly acknowledged before me on this 5th day of May, 19 76, at 3:15 o'clock P M., and duly recorded in Vol. 494 of Deeds on Page 10105.

Witness my hand and seal of office this 5th day of May, 19 76, at 3:15 o'clock P M., in the County of Klamath, State of Oregon.