

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVE CLOVER also known as DAVID W. CLOVER and DOROTHY A. CLOVER also known as DOROTHY ANN CLOVER, husband and wife, grantors in consideration of property adjustment to them paid by:

DAVE CLOVER and DOROTHY A. CLOVER, Trustees,
or their successors in trust, under the Clover Living Trust
dated April 27, 1994, and any amendments thereto.

Grantees do hereby grant, bargain, sell and convey unto the said grantees its heirs and assigns, all interest we have in the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

See attached Exhibit "A"

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

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever.

Witness their hands this 27th day of April, 1994.

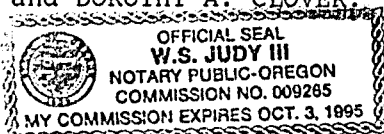
Dave Clover
DAVE CLOVER

Dorothy A. Clover
DOROTHY A. CLOVER

STATE OF OREGON)
) ss.
County of Jackson)

"This is a revocable
living trust."

This instrument was acknowledged before me on April 27, 1994, by DAVE CLOVER and DOROTHY A. CLOVER.



W.S. Judy III
Notary Public for Oregon

Grantors name and address:
Mr. & Mrs. Dave Clover
540 N. Laurel
Ashland, Oregon 97520

Mail tax statements to:
Clover Living Trust
540 N. Laurel
Ashland, Oregon 97520

Grantees name and address:
Clover Living Trust
540 N. Laurel
Ashland, Oregon 97520

After recording return to:
William S. Judy, III
1200 N.E. Seventh Street
Grants Pass, OR 97526

EXHIBIT "A"

PARCEL #1:

Lots 162 and 163, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

CODE 78 MAP 3606-3BD TL 4400
CODE 78 MAP 3606-3BD TL 4500

PARCEL #2:

Lot 165 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; 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 grantees will use said premises solely as a residence or summer home site.
- (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 other deed or conveyance hereafter executed for the purpose of conveying these premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company
of May A.D. 19 94 at 3:26 o'clock P M., and duly recorded in Vol. M94 day
of Deeds on Page 14613.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller