

83644 07-01-94A09:55 RCVD

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William E. Gilmore and Ruth M. Gilmore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George R. Winterbottom

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: Lot 236, Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT 70: 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 Third 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 grantees, their heirs, grantees, and assigns, assure 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 there on 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.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 out

and that grantor will warrant and forever defend the 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 the whole consideration (indicate which). (The sentence between the symbols D, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of September, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

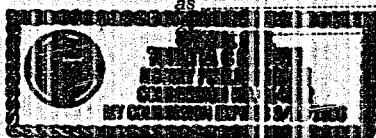
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

W. E. Gilmore
Ruth M. Gilmore

STATE OF OREGON, County of Josephine

This instrument was acknowledged before me on 14 September, 1993, by W. M. E. Gilmore and Ruth M. Gilmore

This instrument was acknowledged before me on 14 September, 1993, by



Tonetta C. Kemper

Notary Public for Oregon

My commission expires 3-18-96

William E. & Ruth M. Gilmore

P. O. Box 70

Murphy, Oregon 97533

Grantor's Name and Address

George R. Winterbottom

627 Carriage Rd.

Grants Pass, Oregon 97526

Grantee's Name and Address

After recording return to (Name, Address, Zip):

George R. Winterbottom

627 Carriage Rd.

Grants Pass, Oregon 97526

Until requested otherwise send all tax statements to (Name, Address, Zip):

George R. Winterbottom

627 Carriage Rd.

Grants Pass, Oregon 97526

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1994, at 9:55 o'clock A.M., and recorded in book/reel/volume No. 194 on page 20477 and/or as fee/file/instrument/microfilm/reception No. 83644, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Douglas M. Mulken, Deputy.

Fee \$30.00