

AFTER RECORDING, RETURN TO AND SEND TAX STATEMENTS TO: Eugene A. Panczyk
10025 E. Ave. S4
Littlerock, CA 93543

DEED

PEGGY M. STIVERS, who was formerly Peggy M. Sloan, 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 EUGENE A. PANCZYK, grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 105, 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: 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 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 he 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration paid for this transfer, stated in terms of dollars is TWO THOUSAND EIGHT HUNDRED DOLLARS (\$2,800).

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 18th day of January, 1995.

Peggy M. Stivers
Peggy M. Stivers

Robert Sloan by Peggy M. Stivers POA
Robert Sloan by Peggy M. Stivers, POA

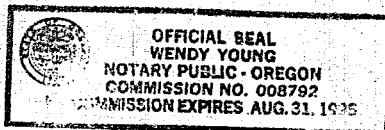
Lucille Sloan by Peggy M. Stivers POA
Lucille Sloan by Peggy M. Stivers, POA

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Peggy M. Stivers, who was formerly Peggy M. Sloan, and acknowledged the foregoing instrument to be her voluntary act and deed; and said Peggy M. Stivers, being duly sworn, did say that she is the attorney-in-fact for Robert Sloan and Lucille Sloan, husband and wife, and executed said instrument by authority of and on behalf of said principals and acknowledged it to be their voluntary act and deed.

Before me:

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-95



FILED

1438

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 20th day
of Jan A.D. 19 95 at 3:23 o'clock P M.. and duly recorded in Vol. M95
of Deeds on Page 1437

FEE \$35.00

Bernetha G. Letsch - County Clerk

By Pauline Mullins