

2017-014128

Klamath County, Oregon



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12/12/2017 02:24:26 PM

Fee: \$42.00

Recording requested by Dennis A. Hart ~ and when recorded mail and send taxes to:

Dennis A. Hart
29836 Fugar Way
Klamath Falls, Or. 97601

Assessor's Parcel No: R313565
Consideration: \$21,000.00

This Quitclaim Deed, executed on the 9th day of December 2017 in the County of Klamath

by Grantor Mary Cantonwine, whose post office address is
101040 HWY 97 N. Chemult, Or. 97731

to Grantee, Dennis A. Hart whose post office address is
29836 Fugar Way Klamath Falls, Or 97601

WITNESSETH, that the Grantor Mary Cantonwine, for good consideration and for the sum of Twenty One Thousand dollars and Zero cents (\$21,000.00) paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever all the right, title interest and claim which the said Grantor have in and to the following described parcel of land located at 29834 Robins Nest Ln. Klamath Falls, Or. 97601 and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

to-wit:

Lot 21 of Pelican Acres, according to the official plat thereof,

Subject to: Reservations contained in plat and dedication of Pelican Acres, and in Federal patents; agreement dated July 25, 1928, recorded same date in Vol. 82, page 77 of Klamath County, Oregon Deed Records regulating the waters of Upper Klamath Lake; and to building and use restrictions as follows, which grantees, their heirs, representatives, grantees and assigns, covenant to observe and perform, 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 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 thereto shall ever be created 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, part or parcel of land in said Pelican Acres, and shall forever run with the land, and shall bind the premises herein sold for the benefit of each and every other lot or parcel of land in said addition and that these covenants shall be incorporated in each and every deed hereafter executed for the purpose of conveying those premises.

Grantor Mary Cantonwine

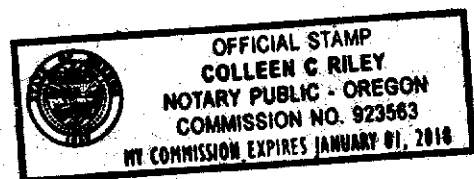
Grantee Dennis A Hart

Mary A Cantonwine

Dennis Hart

NOTARY ACKNOWLEDGEMENT

The said Grantor and Grantee have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of Colleen C Riley a notary public, and have personally appeared before me and provided satisfactory evidence to be the persons named in this document.

State of OregonCounty of KlamathSignature of Notary Colleen C RileyMy Commission Expires 12-1-2018Dated 12/9/17 *en*
NA

(Seal)