

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

Ruth Ann Emery Per. Rep.

2023-006691

Klamath County, Oregon



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08/07/2023 02:43:24 PM

Fee: \$92.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Referenc This was never recorded in 1971.
Please record and stamp.
Please see Paige Petersen for
e: questions.

Please print or type information.

1. AFTER RECORDING RETURN TO –
Required by ORS 205.180(4) & 205.238:Name: Ruth Ann EmeryAddress: 539 Haven StCity, ST Medford, Oregon

Zip: _____

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/DebtorGrantor Name: Peggy M Stivers (Formerly Peggy M. Sloan) Eldon StiversGrantor Name: Robert Sloan and Lucille Sloan**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/CreditorGrantee Name: Ernest C. SoaresGrantee Name: Ruth D. Soares**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO****THE FOLLOWING ADDRESS:**Name: Ruth Emery P R E.C. Soares Estate.Address: 539 Haven StreetCity, ST Medford, Oregon 97501

Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying
or contracting to convey fee title or any memorandum
of such instrument:

\$ 0

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct.

No.:

1 THIS INDENTURE WITNESSETH, that PEGGY M. STIVERS, who was formerly Peggy M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN and LUCILLE SLOAN,
3 husband and wife, Grantors, for the consideration hereinafter stated have bar-
4 gained and sold and by these presents do grant, bargain, sell and convey unto
5 ERNEST C. SOARES and RUTH D. SOARES, husband and wife, Grantees, the following
6 described premises, situated in Klamath County, Oregon, to-wit:

7 Lot 172 of Third Addition to Sportsman Park, Klamath County, Oregon,
8 according to the official plat thereof on file in the records of Klamath
County, Oregon.

9 Subject to: Agreement concerning the operation of the dam and control
10 of the water levels of Upper Klamath Lake; Reservations and easements
11 contained in the Dedication of Third Addition to Sportsman Park; any
12 easements of record; and to the following building and use restrictions
13 which Grantees, their heirs, grantees and assigns, assume and agree to
14 fully observe and comply with, to-wit:

- 15 (1) That grantees will not suffer or permit any unlawful, unsightly or
16 offensive use to be made of said premises nor will they suffer or
17 permit anything to be done thereon which may be or become a nuisance
18 or annoyance to the neighborhood.
- 19 (2) That they will use said premises solely as a residence or summer
20 home site.
- 21 (3) That each said lot shall never be subdivided nor shall any less por-
22 tion than the whole of said lot ever be sold, leased or conveyed,
23 and that no building except one summer home or residence and the
24 usual and necessary outbuildings thereto shall ever be erected
thereon.
- 25 (4) That no building shall ever be erected within 10 feet of any ex-
terior property line.
- 26 (5) That the foregoing covenants are appurtenant to and for the benefit
27 of each and every other lot in said Third Addition to Sportsman Park
28 and shall forever run with the land and shall bind the premises here-
29 in conveyed for the benefit of each and every other lot in said addi-
30 tion and the foregoing covenants and restrictions shall be incorpora-
31 ted in and made a part of each and every other deed or conveyance
32 hereafter executed for the purpose of conveying these premises.

33 The true and actual consideration paid for this transfer is \$1400.00.

34 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
35 said grantees as an estate by the entirety. And the grantors do hereby cove-
36 nant to and with the grantees, and their assigns, that they are the owners in
37 fee simple of said premises; that they are free from all incumbrances, except
38 those above set forth and those which may have been incurred by grantees; and
39 that they will warrant and defend the same from all lawful claims whatsoever,
40 except those above set forth and any suffered or created by grantees.

1 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 21st
2 day of May, 1971.

3 Peggy M. Stivers (SEAL)

4 Eldon V. Stivers (SEAL)

5 Robert Sloan (SEAL)

6 Lucille Sloan (SEAL)

7 By Peggy M. Stivers
8 Their attorney-in-fact

9 STATE OF OREGON)
County of Klamath) SS

May 24, 1971

10 Personally appeared the above named Peggy M. Stivers, who was formerly Peggy
11 M. Sloan, and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
12 strument to be their voluntary act and deed.

13 Before me:

Evel V. McDonald
Notary Public for Oregon

(SEAL)

14 My Commission Expires: April 4, 1975

15 STATE OF OREGON)
County of Klamath) SS

May 24, 1971

16 Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who
17 being duly sworn, did say that she is attorney-in-fact for Robert Sloan and
18 Lucille Sloan, husband and wife, and that she executed the foregoing instrument
19 by authority of and in behalf of said principals; and she acknowledged said
20 instrument to be the act and deed of said principals.

21 Before me:

Evel V. McDonald
Notary Public for Oregon

(SEAL)

22 My Commission Expires: April 4, 1975