

Returned at Counter

2023-007190

Klamath County, Oregon



00318920202300071900020025

08/22/2023 12:00:22 PM

Fee: \$87.00

Until a change is requested, all
tax statements shall be sent to:

Keith Rogers
29450 Sloan Street
Klamath Falls OR 97601

After recording return to:

Same as above

STATUTORY WARRANTY DEED

The Estate of Ernest Carlton Soares, by it's Personal Representative Ruth Ann Emery, Grantor, conveys and warrants to Keith Rogers, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

All and the same property that was conveyed to the Grantor herein, Ernest C. Soares, during his lifetime, by Peggy M. Stivers, Eldon V. Stivers, Robert Sloan, and, Lucille Sloan, by warranty deed dated May 24, 1971, and more specifically described as:

Lot 172 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; any easements of record; and to the following building and use restrictions and covenants 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 this property shall never be subdivided nor shall any lesser 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.

~ CONTINUED ON NEXT PAGE ~

- (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 .

The true consideration for this conveyance is \$15,000.00 (Fifteen Thousand Dollars).

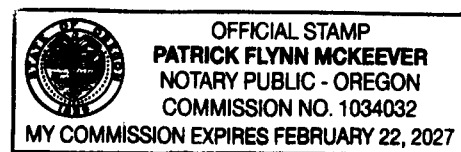
DATED: July-07-2023 SIGNED: Ruth Ann Emery Per. Rep.
Ruth Ann Emery, Personal Representative
Of The Estate of Ernest Carlton Soares

Notarization Certificate

STATE OF OREGON)
) ss
Jackson County)

The above-signed person, Ruth Ann Emery, appeared before me and acknowledged the attached document as her voluntary act and deed before me this date: 07/07/2023 .

Patrick Flynn McKeever Patrick Flynn McKeever
Notary Public for Oregon
My commission expires: 02/22/2027



Emery Ruth Ernest Soares Estate Cabin Deed to K. Rogers 7.7.23/wpd.pdf.client.docs/7.5.23