

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARRY D. BOIVIN and VIVIAN BOIVIN, husband and wife, and TROY V. COOK and RUTH COOK, husband and wife, hereinafter called the grantors for the consideration hereinafter stated, to the grantors paid by GENE R. BYRNES and KATHE L. G. BYRNES, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, an undivided two-thirds interest as tenants in common in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lots 9 and 10 in Section 30 Township 38 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the southerly side of Front Street, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4, Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the southerly line or boundary of Front Street; thence from point of beginning herein described, easterly along the southerly side of Front Street, said southerly side of Front Street being the northerly boundary of lands herein conveyed, 229.8 feet; thence due south a distance of 262.5 feet; more or less, to the shore line of Upper Klamath Lake (latter bearing and distance being the westerly boundary of lands heretofore conveyed to Oliver B. and Gladys M. Larson, and recorded in Volume 133, page 199, Klamath County Deed Records on November 13, 1940); thence northwesterly along said shore line to point southerly from point of beginning and at right angles to Front Street; thence northerly to point of beginning, (latter course being easterly boundary of lands heretofore conveyed to C. W. Erickson and Ida M. Erickson and recorded in Volume 158, page 384, Klamath County Deed Records on September 17, 1943); EXCEPTING THEREFROM all that portion of the above-described premises lying westerly of a line which is 20 feet easterly at right angles from and parallel to the easterly boundary of said premises conveyed to C. W. Erickson et ux, by deed recorded in said Book 158 at page 384, Deed Records of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions and rights of way of record and those apparent on the land;



2. Reservations and restrictions in Deed from the California Oregon Power Company to Fred E. Fleet and Margaret M. Fleet, husband and wife, recorded March 20, 1944, in Volume 163, Page 207, as follows: "This conveyance is made subject to rights of way for water mains and electric pole and wire lines now in place on said premises."

3. Easement, including the terms and provisions thereof given by Fred E. Fleet, et ux, to the California Oregon Power Company, dated March 18, 1944, recorded March 23, 1944, in Volume 165, page 273, Deed Records of Klamath County, Oregon, relative to "regulating and controlling the waters, shores and beds of Upper Klamath Lake . . ."

4. Rights of the Federal Government, the State of Oregon and the general public in and to any portion of the herein described property lying below the high water line of Upper Klamath Lake.

5. 30th Sewer Lien in the total amount of \$690.00, payable in ten annual installments, five paid, none due. Balance due \$345.00.

TO HAVE AND TO HOLD the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances, except as hereinbefore set forth, and that grantors will warrant and forever defend the above-granted 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 the sum of Two Thousand One Hundred Thirty-Three and 32/100 Dollars (\$2,133.32).

WITNESS grantors' hands this 15 day of May, 1968.

TROY V. COOK

Harry D. Boivin  
Harry D. Boivin

By Harry D. Boivin  
Harry D. Boivin, Attorney-in-Fact  
for Troy V. Cook

RUTH COOK

Vivian Boivin  
Vivian Boivin

By Harry D. Boivin  
Harry D. Boivin, Attorney-in-Fact  
for Ruth Cook

STATE OF OREGON }  
County of Klamath } ss.

On this 15th day of May, 1968, personally appeared the

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above-named HARRY D. BOIVIN and VIVIAN BOIVIN, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary  
act and deed.

BEFORE ME:

*Sam J. Erickson*  
Notary Public for Oregon  
My Commission Expires: 4/26/70

STATE OF OREGON }  
County of Klamath } ss.

On this 15th day of May, 1968, personally appeared the  
above-named HARRY D. BOIVIN, who, being sworn, stated that he is  
the attorney-in-fact for TROY V. COOK and RUTH COOK, and that he  
executed the foregoing instrument by authority of and in behalf  
of said principals; and he acknowledged said instrument to be  
their act.

BEFORE ME:

*Sam J. Erickson*  
Notary Public for Oregon  
My Commission Expires: 4/26/70

STATE OF OREGON, } ss  
County of Klamath }

Filed for record at request of

Klamath County Title

on this 17 day of May A.D. 19 68

at 2:45 o'clock PM and duly

recorded in Vol. M-68 of Deeds

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DOROTHY ROGERS, County Clerk

Fee 4.50

*Sam J. Erickson*  
Deputy

Return  
Boivin + Boivin  
Boivin Bell  
Klamath Falls, Oregon  
97601

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