

WARRANTY DEED

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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 42, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the plat thereof on file in the office of the County Clerk 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 307, 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 \$130.00, payable in ten annual installments, five paid, none due. Balance due \$65.00.
6. 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 One Thousand Six Hundred and no/100 Dollars (\$1,600.00).

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

Harry D. Boivin
HARRY D. BOIVIN

TROY V. COOK

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

Vivian Boivin
VIVIAN BOIVIN

RUTH COOK

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 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:

Letty J. Eucke
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:

Letty J. Eucke
Notary Public for Oregon
My Commission Expires: 4/26/70

STATE OF OREGON, } ss
County of Klamath }

4478

Filed for record at request of

Klamath County Title

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

at 2:46 o'clock P. M. and duly

recorded in Vol. M-68 of Deeds

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DOROTHY ROGERS, County Clerk

By [Signature] Deputy

Fee 4.50

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