

Warranty Deed

This Indenture Witnesseth, That M. MARIE DIVENS, a single woman,

herein called grantor, in consideration of ONE THOUSAND FOUR HUNDRED EIGHTY AND NO/100 Dollars to her paid, had bargained and sold and by these presents does grant bargain sell and convey to

GENE R. BYRNES and KATHE L. G. BYRNES, husband and wife,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon

69-348-2
An undivided one-third interest in and to that portion of Lots 9 and 10, Section 30, Township 38 S., R. 9 E.W.M., 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, 229.0 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 150, 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 Book 158, Page 384, Deed Records of Klamath County, Oregon. SUBJECT TO: (1) Reservations and restrictions in Deed from The California Oregon Power Company to Fred E. Fleet, et ux, recorded March 20, 1944, in Vol. 163, Page 307. (2) Easement given by Fred E. Fleet, et ux, to The California Oregon Power Company, recorded March 23, 1944, in Vol. 165, Page 273. (3) 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. (4) 30th Sewer lien in the total amount of \$690.00,

together with all tenements, hereditaments and appurtenances herunto belonging or appertaining, and all estate, right, title and interest in and to the same

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns that she is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that she and her heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$1,480.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th

day of November, 1968.

M. Marie Divens

2146

STATE OF OREGON }
County of KLAMATH } ss. November 25th, 1968

Personally appeared the above-named M. MARIE DIVENS, a single woman,
known to me to be the identical person described as grantor in the within Deed, and
acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON

My commission expires Dec 21, 1970

STATE OF OREGON }
County of KLAMATH } ss. 1969

Personally appeared
who being first duly sworn did say that he is the
of

and that said Deed was signed in behalf of said corporation by authority of its Board
of Directors and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Date

STATE OF OREGON
County of Klamath

Filed for record at request of

Transamerica Title Ins. Co.

on this 25th day of March, April 1969

at 11:30 a.m. of Deeds

recorded in Vol. M-69 of Deeds

Page 2145

Witness my hand and seal

Notary Public for Oregon

for \$3.00

Return to

Mr. Henry Bower

Bower Building

City