

Warranty Deed

28-253

This Indenture Witnesseth, That JOHN O. DIVENS,

herein called grantor, in consideration of FIVE THOUSAND AND NO/100 ----- Dollars to him paid, has bargained and sold and by these presents do grant, bargain, sell and convey to

WILLIAM R. LAVERNE and VILMA MARIE LAVERNE, husband and wife,

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

Beginning at the intersection of the Southerly line of Front Street with the Westerly line of California Avenue, thence Westerly along the Southerly line of Front Street, a distance of 133 feet; thence S. 15° 03' U. 361 feet, more or less, to the shore line of Upper Klamath Lake; thence Southeasterly along the shore line of the lake 68 feet, more or less, to the most Westerly corner of that certain tract conveyed to John O. Divens, et al, by deed recorded on Page 7995 of Vol. M-57 of deeds; thence Northeasterly along the Westerly line of said parcel of land, a distance of 450 feet, more or less, to the point of beginning.

Beginning at the intersection of the Southeasterly line of Front Street with the Westerly line of California St.; thence Southeasterly along the Westerly line of California Street, 431 feet, more or less, to the Westerly line of the West side Highway, now a part of the Oregon State Section Highway System, as now constructed; thence Southwesterly along the Westerly line of said Highway 300 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along the said shore line 150 feet to a point; thence in a Northeasterly direction 450 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Rights of the public and of governmental bodies in and to any portion of the above-described premises lying below high water mark of Upper Klamath Lake. (2) Easement and releases given by Oliver B. Larson, et al, to The California Oregon Power Company, a corporation, dated November 12, 1940, and recorded November 13, 1940, in Book 133, page 281 of deeds. (3) Reservations, including the terms and provisions thereof, recorded November 13, 1940, in Deed Volume 133, Page 199, in favor of Pacific Power and Light Company. (4) Transmission line easement, including the terms and provisions thereof, recorded April 7, 1952, in Deed Volume 158, Page 94, in favor of United States of America.

together with all tenements, hereditaments and appurtenances hereunto 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 do covenant to and with said grantees, their heirs and assigns, that the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$5,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of April, 1971.

John O. Divens

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

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