

34611

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WARRANTY DEED

28-2741

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. BYRNES, also known as J. R. BYRNES, and IRENE BYRNES, his wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by GENE R. BYRNES, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's 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:

(15) Lots 24 through 44, inclusive, in Block 3 of FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS

SUBJECT TO:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Klamath Lake and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

2. An easement created by instrument, including the terms and provisions thereof, dated August 19, 1946 and recorded August 21, 1946, in Book 194 at page 253, Deed Records, in favor of The California Oregon Power Company, a corporation, for control of waters and release from damages arising from same. (Affects Lots 42, 43 and 44 only).

3. An easement created by instrument, including the terms and provisions thereof, dated October 9, 1947 and recorded October 10, 1947, in Book 212 at page 281, Deed Records, in favor of The California Oregon Power Company, a corporation, for control of waters and release from damages arising from same. (Affects Lots 30 to 41, inclusive, only).

4. Reservations, restrictions, easements, rights of way of record and those apparent on the land.

WARRANTY DEED, PAGE ONE.

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

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove 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 \$ 23,000.00.

WITNESS Grantors' hands this 26th day of May, 1972.

James R. Byrnes
JAMES R. BYRNES, aka J. R. BYRNES

Irene M. Byrnes
IRENE BYRNES

By *Irene M. Byrnes atty in fact*
Irene Byrnes, his attorney in fact

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named JAMES R. BYRNES, also known as J. R. BYRNES, by and through Irene Byrnes, his attorney in fact, and IRENE BYRNES, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 26 day of May, 1972.

Thorne
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-15-72

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.
this 30th day of May A. D., 1972 at 4:04 o'clock P. M., and duly recorded in
Vol. M72 of Deeds on Page 5719

Fee \$4.00

WM. D. MILNE, County Clerk
By *Wm D Milne*