

A-99502 50644

50644

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WARRANTY DEED

GENE R. BYRNES and KATHE L. G. BYRNES, husband and wife, Grantors convey and warrant to RAYMOND GENE BIDEGARY and LORENE KAY BIDEGARY, husband and wife, Grantees, the following described real property, free of all encumbrances, except as specifically set forth herein:

A parcel of property located in portion of Lots 9 and 10, 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 and Easterly 20.00 feet; thence from the point of beginning described Easterly along the Southerly line of Front Street, said Southerly line of Front Street being the Northerly line of lands herein conveyed, 209.8 feet; thence south a distance of 262.5 feet, more or less, to the shore line of upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning; Excepting therefrom the Westerly 60.00 feet of the above described property.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services;
3. 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 Deed Vol. 163, page 307, records of Klamath County, Oregon, 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."
4. 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 Deed Vol. 165, page 273, records of Klamath County, Oregon, relative to regulating and controlling the water, shores and beds of Upper Klamath Lake;
5. 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 the upper Klamath Lake.

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The true and actual consideration paid for this conveyance is \$18,000.00.

WITNESS Grantors' hands this 23 day of June, 1978.

Gene R. Byrnes
GENE R. BYRNES
Kathe L. G. Byrnes
KATHE L. G. BYRNES

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared GENE R. BYRNES and KATHE L. G. BYRNES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Conthia M. Owens
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/2/80

Unless a change is requested
all tax statements shall be
sent to:

Mr. and Mrs. Raymond G. Bidegary

AFTER RECORDING RETURN TO:

Mr. and Mrs. Raymond G. Bidegary

etc

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on 26th day of June A. D. 19 78 at 11:22 clock A. M., and

fully recorded in Vol. M78, of Deeds on Page 13598

Wm D. MILNE, County Clerk

By Dunbar & Ketch

Fee \$6.00

WARRANTY DEED, PAGE TWO.