

68733

MTC 1468  
WARRANTY DEED

Vol. 79 Page 13587

KNOW ALL MEN BY THESE PRESENTS, That WILLIE M. BOISVENUE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES BOISVENUE and WILLIE M. BOISVENUE, husband and wife, hereinafter called the grantee, does 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:

Lots 11 and 12, Block 5, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 2/68th interest in Lots 4 and 5 in Block 1 of said Addition.

Subject to:

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
  2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Rainbow Park on the Williamson.
  3. A 20 foot building setback from streets as shown on the recorded plat.
  4. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
  5. Existing power and telephone line, as shown on dedicated plat.
  6. Reservations, including the To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
- And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances terms and provisions as disclosed by instrument recorded in Volume 295, page 508, Records of Klamath County, Oregon. 7. Reservations in Volume 299, page 394, Klamath County, Oregon. 8. Declaration of Conditions in Volume 356, page 116, records of Klamath County that grantor will warrant and forever defend the said 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 \$ love & affection. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of June, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Willie M. Boisvenue  
Willie M. Boisvenue

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 8, 1979

Personally appeared the above named

Willie M. Boisvenue

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 2/7/80

STATE OF OREGON, County of ) ss.  
1979

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. James Boisvenue
150 South Beach Apt. #248
La Habra, CA 90631
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. James Boisvenue
150 South Beach Apt. #248
La Habra, CA 90631
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 8th day of June, 1979, at 4:40 o'clock P.M., and recorded in book M 79 on page 13587 or as file/reel number 68733, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK  
By Bernetha J. Sch Deputy

Fee \$ 3.00