

WARRANTY DEED

HARRY D. BOIVIN, Grantor conveys and warrants to WESLEY E. SINE, Grantee an undivided one-third interest in 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.

17682

The true and actual consideration paid for this conveyance is \$11,666.00.

WITNESS Grantor's hand this 5th day of July, 1979.

HARRY D. BOIVIN
HARRY D. BOIVIN

STATE OF OREGON)
County of Klamath) ss.

Personally appeared HARRY D. BOIVIN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/14/81

NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Mr. Wesley E. Sine
1803 Carlson Drive
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

AFTER RECORDING RETURN TO:

Filed for record at request of _____
his 25th day of July A. D. 19 79 at 1:32 o'clock P. M., on
July recorded in Vol. 179, of Deeds on Page 17601

Mr. Wesley E. Sine
1803 Carlson Drive
Klamath Falls, Oregon 97601

Fee \$6.00

Wm D. MILNE, County Clerk
By Bernetha Shetch