

75478

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WARRANTY DEED

JOHN T. BOWERS and DARLENE M. BOWERS, husband and wife, Grantors, convey and warrant to RICHARD LAUBENGAYER and SUSAN M. LAUBENGAYER, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

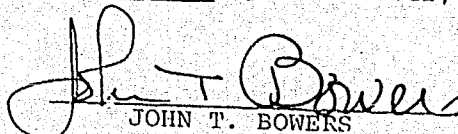
Lots 3 and 4 of TRACT NO. 1173, being a subdivision of Lot 1, Block 10, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1979-80, a lien, not yet due and payable;
3. Sewer and water use charges, if any, due to the City of Klamath Falls;
4. Reservations contained in plat dedication, to-wit: "(1) Declaration of conditions and restrictions for Lynnewood embodied and recorded in Volume M76, pages 8487 and 8492, and in Volume M77, pages 17035 and 17038, in the Klamath County Clerk's office; and (2) All structures shall be single family structures."
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instrument recorded June 9, 1976, in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded September 13, 1977 in Volume M-77, page 17035, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$42,000.00.

WITNESS Grantors' hands this 10th day of October, 1979.


JOHN T. BOWERS

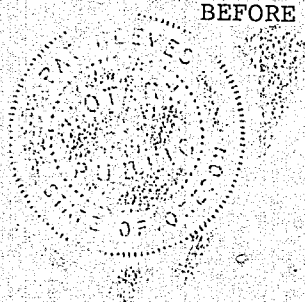

DARLENE M. BOWERS

24298

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared JOHN T. BOWERS and DARLENE M. BOWERS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Pat News
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 7-18-82

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

Dr. and Mrs. Richard Laubengayer

AFTER RECORDING RETURN TO:

Dr. and Mrs. Richard Laubengayer

MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record, at request of:

this 15th day of OCTOBER A. D. 19 79 at 4:10 o'clock P. M., am

fully recorded in Vol. M 79, of DEEDS on Page 24297

FEE \$ 7.00

Wm D. MILNE, County Clerk

By *Richard Laubengayer*