

W A R R A N T Y D E E D
* * * * *

BO-DEL DEVELOPMENT CO., INC., an Oregon corporation, Grantor, conveys and warrants to RODERICK L. SLADE and ELIZABETH A. SLADE, 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:

Lot 9 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. Sewer and water use charges, if any, due to the City of Klamath Falls;
3. Reservations, as contained in plat dedication, to-wit:
"(1) Declaration of conditions and restrictions for Lynnewood embodied and recorded in Volume M76, page 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."
4. 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 M-73, page 9383, and amended by instrument recorded June 8, 1976, in Volume M-76, 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.
5. 16 foot scenic easement along the Easterly lot line as shown on plat. The true and actual consideration paid for this conveyance is \$21,000.00.

WITNESS Grantor's hand this 18 day of December, 1979.

BO-DEL DEVELOPMENT CO., INC.,
an Oregon corporation

by: John T. Bowers
President

by: Darlene M. Bowers
Secretary/Treasurer

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared JOHN T. BOWERS and DARLENE M. BOWERS,
who, being duly sworn, each for himself and not one for the other,

WARRANTY DEED, PAGE ONE.

58120

did say that the former is the President and the latter is the Secretary/Treasurer of BO-DEL DEVELOPMENT CO., INC., an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal and this instrument has been signed and sealed on behalf of the said corporation by authority of its Board of Directors; and each of them acknowledged the foregoing instrument to be its voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public
My commission expires 6/4/1987
NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Mr. and Mrs. Roderick L. Slade
2021 Lakeshore Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

AFTER RECORDING RETURN TO:

Mr. and Mrs. Roderick L. Slade
2021 Lakeshore Drive
Klamath Falls, Oregon 97601

on this 10th day of December A.D. 19 79
at 11:55 o'clock A M, and duly
recorded in Vol. M79 of Deeds
Page 29119
Wm D. Miller, County Clerk
By Timothy A. Helock Deputy
Fee \$7.00