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K- 32377

Vol. <sup>73</sup>~~74~~ Page <sup>2935</sup>~~2936~~WARRANTY DEED  
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BO-DEL DEVELOPMENT CO., INC., an Oregon corporation, Grantor, conveys and warrants to WILLIAM J. FAUGHT and BETTY R. FAUGHT, 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 11 Tract 1173, being a subdivision of Lot 1, Block 10 Lynnewood, 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. Reservations and restrictions contained in deed from Geary Brothers, a partnership, to Donald J. Kelly and Lynne T. Kelly, husband and wife, dated May 17, 1972, recorded June 22, 1972, in Volume M-72, page 6729, Deed Records of Klamath County, Oregon, as follows: "SAVING AND EXCEPTING AND RESERVING unto Grantor, its successors, grantees and assigns, a perpetual easement for utilities along the Easterly boundary lines of said portion of the SE 1/4 in Section 25 and said N 1/2 NE 1/4 Section 36 for the benefit of and to be appurtenant to all of Grantors remaining lands as the same now exist or may hereafter be subdivided." Affects East portion of Block 10.
3. Reservations and restrictions contained in the dedication of Lynnewood as follows: " . . . that said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof, (2) All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as so stated on individual lot deed basis, (4) Building set-back lines as set forth in recorded restrictive covenants."
4. Declaration of Condition and Restrictions for Lynnewood recorded July 20, 1973, Volume M73, page 9383, Deed Records of Klamath County, Oregon, as amended by instrument recorded June 9, 1976, Volume M76, page 8487, Deed Records of Klamath County, Oregon, and as amended by M77 on page 17035.
5. Reservations and restrictions contained in the dedication of Tract No. 1173, being a subdivision of Lot 1, Block 10, Lynnewood, as follows: " . . . said plat being subject to: (1) M76, page 8487 and 8492 and in Volume M-77, page 17035 to 17038 in Klamath County Clerk's Office and (2) All structures shall be single family structures.
6. Sewer and water use charges, if any, due to the City of Klamath Falls.

The true and actual consideration paid for this conveyance is \$20,900.00.

WITNESS Grantor's hand this 26<sup>th</sup> 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, 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:

Dorothy Kay  
Notary Public  
My Commission Expires: 6/14/1981

NOTARY PUBLIC FOR OREGON  
My Commission Expires:

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

Mr. and Mrs. William J. Faught  
2301 Linda Vista Drive  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. William J. Faught  
2301 Linda Vista Drive  
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

Klamath County Title Co.  
on this 26<sup>th</sup> day of December, 19 79  
at 3:53 o'clock P M, and duly  
recorded in Vol. 2179 of Deeds  
page 29535

Wm. D. Milne, County Clerk

By Dorothy Kay Deputy

Fee \$7.00