

WARRANTY DEED

BO-DEL DEVELOPMENT CO. INC., an Oregon corporation Grantor, conveys and warrants to BRUNO MARCHESE and SUSAN MARCHESE, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 16 in 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 the dedication of Lynnewood as follows: "... that said plat is subject to: (1) Public 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 the recorded restrictive covenants."

3. Declaration of Conditions and Restrictions for Lynnewood recorded July 20, 1973, Volume M73, page 9383, Deed Records of Klamath County, Oregon, as amended by instrument and as amended by M77, page 17035.

4. 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) Declaration of Conditions and restrictions for Lynnewood embodied and recorded in Vol. M76, page 8487 and 8492 and in Vol. M77, page 17035 to 17038 in Klamath Co. Clerk's Office and (2) All structures shall be single family structures."

5. Liens and assessments of the City of Klamath Falls, Oregon, for monthly water and/or sewer services.

The true and actual consideration paid for this conveyance is \$21,400.00.

WITNESS Grantor's hand this 25 day of January, 1980.

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

by: [Signature]
President

by: [Signature]
Secretary/Treasurer

80 FEB 6 PM 3 39

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 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:

Susan Key Way
Susan Key Way
Notary Public for Oregon
My commission expires 6/4/98

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

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

Mr. and Mrs. Bruno Marchese
2176 Angle Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bruno Marchese
2176 Angle Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 6th day of February A. D. 19 90 at 3:39 o'clock P. M., and
fully recorded in Vol. M80, of Deeds on Page 2411

Fee \$7.00

Wm D. MILNE, County Clerk
By Bernard A. Kolach

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