

K-33010

1984

-WARRANTY DEED-

Vol. 3 Page 5004

DARWIN D. DOWDING and MARTHELA H. DOWDING, husband and wife

Grantors, convey and warrant to CALVIN A. BRIDGESTOCK and SHIRLEY M. BRIDGESTOCK, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 14 of Marina Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a strip of land 15 feet in width adjacent to and parallel with the Northerly boundary of said lot.

TOGETHER WITH that portion of vacated Marina Drive more particularly described as follows: Beginning at the Southwest corner of said Lot 14; thence West along the South boundary of said vacated portion of Marina Drive a distance of 40 feet; thence Northeasterly to a point on the West boundary of said Lot 14 distant 100 feet Northerly from the Southwest corner thereof; thence South along the West boundary of said Lot 14, 100 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Right of the Federal Government, the State of Oregon, and the general public in and to that portion of the property described herein lying below the high water line of Upper Klamath Lake; (2) Easements and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake, given to The California Oregon Power Company, by instrument recorded September 9, 1925, in Volume 68 on page 277 and 278, recorded September 28, 1935, in Volume 105 page 226, records of Klamath County, Oregon; (3) Transmission line easements given to The California Oregon Power Company recorded September 9, 1925, in Volume 68 pages 280 and 281, Deed Records of Klamath County, Oregon; (4) Public easements for sewer lines and other public utilities along the rear 10 feet of all lots and across the edges of lots near the lot lines as shown in the dedication of Marina Park; (5) Reservations, restrictions in the dedication of Marina Park; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Thousand and No/100ths (\$100,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Grantees, 2355 Marina Drive, Klamath Falls, Oregon 97601.

DATED this 8 day of March 1980.

Return to:
Grantees
2355 Marina Drive
Klamath Falls, Oregon
97601

[Signature: Darwin Dowding]
[Signature: Martha Dowding]

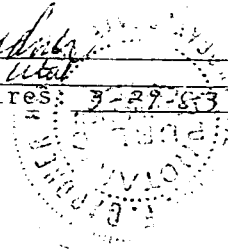
WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

STATE OF Utah)
 County of Salt Lake) ss. 3-8, 1980.

Personally appeared the above-named DARWIN D. DOWDING & MARTHELA H. DOWDING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Michael C. Gordon
 Notary Public for Utah
 My Commission expires: 3-29-83



STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Sent for record at request of Klamath County Title Co.
 As 11th day of March A. D. 1980 at 2:00 o'clock P. M., and
 duly recorded in Vol. 100, at Deeds on Page 5004
Wm D. MILNE, County Clerk
 By Martha H. Hetch
 Feb 27. 1980