

KNOW ALL MEN BY THESE PRESENTS, that the City of Klamath Falls, a municipal corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Bo-Del Development Company, Inc.

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10, Block 10, Tract 1173, being a subdivision of Lot 1, Block 10, Lynnewood Tract 1091, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Eleven thousand four hundred thirty nine and 14/100 Dollars (\$11,439.14)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the municipal grantor has executed this instrument this 5<sup>th</sup> day of June, 1980; and has caused its name to be signed and seal affixed by its officers, duly authorized thereto by motion passed by the Common Council of the City of Klamath Falls, Oregon.

CITY OF KLAMATH FALLS, by:

George C. Flitcraft  
Mayor

Harold Derrah  
Recorder

STATE OF OREGON, )  
COUNTY OF KLAMATH.) SS.

Personally appeared before me the undersigned, a Notary Public for said State, the within named George C. Flitcraft, Mayor, and Harold Derrah, Recorder, both officers of the City of Klamath Falls, Oregon, a municipal corporation, who severally acknowledged that as such Mayor and Recorder and for and on behalf of the City of Klamath Falls, Oregon, they each signed and delivered the foregoing Bargain and Sale Deed on the day and year therein written pursuant to a motion passed by the Common Council of the City of Klamath Falls, Oregon.

WITNESS my hand and official seal this 5<sup>th</sup> day of June, 1980.

Margaret S. Comer  
Notary Public for Oregon

My Commission Expires: 11/20/82

AFTER RECORDING RETURN TO: City of Klamath Falls, 226 S. 5th St., Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Bo-Del Development Company, Inc. 3427 Washburn Way, Klamath Falls, OR 97601

STATE OF OREGON )  
COUNTY OF KLAMATH) SS.

I hereby certify that the within instrument was received and filed for record on the 5th day of June, 19 80, at 9:53 o'clock A M., and recorded in book M80 on page 10191 or as file/reel number 85154, as Record of Deeds in said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer

Fee \$3.50

By Dorothy A. Ketchum  
Deputy

980 JUN 5 AM 9 53

MTC-8992

## WARRANTY DEED

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BO-DEL DEVELOPMENT CO., INC., an Oregon corporation, Grantor  
conveys and warrants to DAVID A. MAXWELL and CAROL A. MAXWELL,  
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 10 of 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. 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 M73, page 9383,  
Microfilm Records of Klamath County, Oregon, and amended by instrument  
recorded June 8, 1976 in Volume M76, page 8487, and also amended by  
instrument recorded September 13, 1977 in Volume M77, page 17035,  
Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance  
is \$21,900.00.

WITNESS Grantor's hand this 4 day of June, 1980.

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

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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 that 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 for Oregon  
My commission expires 6/4/98

NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

Mr. and Mrs. David A. Maxwell  
P. O. Box 1162  
Klamath Falls, Oregon 97601

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

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

Mr. and Mrs. David A. Maxwell  
P. O. Box 1162  
Klamath Falls, Oregon 97601

Mountain Title Co.  
on this 5th day of June A.D. 19 80  
at 9:53 o'clock A M, and duly  
recorded in Vol. M80 of Deeds  
page 10192  
Wm D. Miller, County Clerk  
By Bernice H. Hatcher Deputy  
Fee \$7.00

WARRANTY DEED, PAGE TWO.