

85696

K-33360

Vol. 78 Page 2132WARRANTY DEED

BO-DEL DEVELOPMENT CO., INC., an Oregon corporation, Grantor conveys and warrants to DONOVAN L. NICHOL, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 2, 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. Kelley and Lynne T. Kelley, husband and wife, dated May 17, 1972, recorded June 22, 1972, 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 be hereafter be subdivided."
 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 the recorded restrictive covenants."
 4. Declaration of Conditions and Restrictions for Lynnewood recorded July 20, 1973, Vol. M-73, page 9383, Deed Records of Klamath County, Oregon, as amended by instrument recorded June 9, 1976, Vol. M-76, page 8487, Deed Records of Klamath County, Oregon, and as amended by M-77 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) Declaration of Conditions and restrictions for Lynnewood embodied and recorded in Volume M-76, 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. Scenic Easement created by Decree Entered in Case 76-172 E including the terms and provisions thereof, recorded July 14, 1977, in Volume M-77, page 12471, Microfilm Records of Klamath County, Oregon.
- The true and actual consideration paid for this conveyance

WARRANTY DEED, PAGE ONE.

80 JUN 17 AM 11 59

is \$20,750.00.

WITNESS Grantor's hand this 16 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, who being sworn, stated that he is the President and DARLENE M. BOWERS, who being sworn, stated that she is the Secretary/Treasurer of BO-DEL DEVELOPMENT CO., INC., an Oregon corporation and that the seal affixed hereto is the seal of the corporation and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

BEFORE ME:

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 18-5-83

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

AFTER RECORDING RETURN TO:-

Buyer 212 Williams Bldg
K. Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 17th day of June A. D. 1980 at 11:59 o'clock AM., and

fully recorded in Vol. M80, of Deed on Page 1112

WARRANTY DEED, PAGE TWO.

Fee \$7.00

Wm D. MILNE, County Clerk

By: Berntha A. Hetch