

38-23409  
WARRANTY DEED

WALTER C. BADOREK, Grantor, conveys and warrants to BADOREK ENTERPRISES, a partnership consisting of WALTER C. BADOREK and SHARON BADOREK, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 10 in Block 2, SIXTH STREET ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Subject to and excepting:

- (1) Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
- (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- (3) Contract, including the terms and provisions thereof, dated January 2, 1978, recorded May 4, 1978 in Book M-78, Page 8985, between Roy L. Orem as Vendor and Walter C. Badorek as Vendee.
- (4) Restrictive covenants, including the terms and provisions thereof, dated November 20, 1978, recorded January 5, 1979, in Book M-79, Page 455, for the benefit of the City of Klamath Falls.
- (5) City Improvement No. 223, entered December 13, 1972, as card number 6, in the amount of \$1,343.10, balance of \$213.00, for Pershing Way.

The true and actual consideration for this conveyance in terms of Dollars is Zero, however, includes other value given or promised. Send all tax statements to 2521 South Sixth Street, Klamath Falls, OR.

DATED: 3-12-81.

Walter C. Badorek  
WALTER C. BADOREK

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared the above-named WALTER C. BADOREK, who is known to me to be such individual, and who acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

-1- WARRANTY DEED

[Signature]  
Notary Public for Oregon  
My Commission Expires: 11-23-83

return to:  
Walter Badorek  
2521 So 6th City

State of OREGON: COUNTY OF KLAMATH: ss.  
I hereby certify that the within instrument was received and filed for record on the

12th day of March A.D., 1981 at 3:21 o'clock pM., and duly recorded in

Vol M81 of Deeds on page 4535.

Fee \$ 3.50

EVELYN BIEHN  
COUNTY CLERK

By Debra A. Janssen deputy