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04-12071

FORM No. 1004 Stevens-Ness Law Publishing Co., Portland, Ore. 97204

4514

WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

Vol. 118 Page 16630

Bo-Del Development Co., Inc.,
duly organized and existing under the laws of the State of Oregon a corporation
warrants to Scott R. Marshall and Linda V. Marshall, husband and wife, Grantee,
the following described real property free of encumbrances except as specifically set forth herein situated in
Klamath County, Oregon, to-wit:

Lot 14 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, however, to the following:

1. Reservations and restrictions contained in the dedication of Lynnewood
as follows:

(See reverse side of this document for continuation of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except as noted of record as of the date of
this deed and those apparent upon the land, if any, as of the date of this
deed,

The true consideration for this conveyance is \$18,500.00. (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on September 16, 1981

(CORPORATE SEAL)

Bo-Del Development Co., Inc.,

By *John T. Bowers* President
By *Darlene M. Bowers* Secretary

STATE OF OREGON, County of Klamath

Personally appeared John T. Bowers,

who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of Bo-Del Development Co., Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said 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.

(OFFICIAL SEAL)

Before me: *Carol Jean Nelson*
Notary Public for Oregon; My commission expires: 9-25-83

WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

K77 SEL
540 Main
K Falls

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

K77 SEL
540 Main
K Falls

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

- "...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 setback lines as set forth in recorded restrictive covenants."
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.
 5. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 17th day of September A. D. 19 81 at 3:17 o'clock P.M. and
 duly recorded in Vol. M81, of Deeds on a 16633

By EVELYN BIEHN, Clerk
[Signature] deputy
 Fee \$8.00