

78340

WARRANTY DEED  
\*\*\*\*\*

Vol 187 Page 15027

ROBERT D. BOIVIN and DAVID C. ELLIOTT, Grantors convey and warrant to JAMES L. LAWSON and MARGARET I. LAWSON, 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:

Beginning at the Southeasterly corner of Lot 1, Block 15, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Westerly and parallel with Main Street 45 feet to the point of beginning; thence from said point of beginning, Westerly and parallel to Main Street a distance of 40 feet; thence Northerly and at right angles to Main Street, a distance of 105 feet; thence Easterly and parallel to Main Street, a distance of 40 feet; thence Southerly and at right angles to Main Street a distance of 105 feet to the said point of beginning being a portion of Lots 1 and 2, in Block 15 of said Original Town.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1980-81, a lien, not yet due and payable;
3. Sewer and water use charges, if any, due to the City of Klamath Falls;
4. A Party Wall Agreement, including the terms and provisions thereof, dated December 17, 1946 and recorded in Volume 200, page 175, Records of Klamath County, Oregon, by and between Clarence H. Underwood and Eunitia Gertrude Underwood and Edgar H. Lawrence and Alice Lawrence, and Reba Kelsey.
5. Contract of Sale, by and between Harry D. Boivin, Vivian Boivin and Pearl B. Hosking, therein called Seller and Robert D. Boivin and David C. Elliott, therein called Purchaser, dated the 1st day of June, 1975, which was subsequently amended on August 21, 1979 and on August 21, 1980, a memorandum of which was recorded in Volume M 86, page 15851, which said Contract, Grantees do not agree to assume and pay.

The true and actual consideration paid for this conveyance is \$148,000.00.

WITNESS Grantors' hands this 21 day of August, 1980.

WARRANTY DEED, PAGE ONE.

87 AUG 20 AM 11 24

ROBERT D. BOIVIN

by *Harry D. Boivin*

HARRY D. BOIVIN  
His Attorney-in-Fact

*David C. Elliott*  
DAVID C. ELLIOTT

15028

STATE OF OREGON )  
 ) ss.  
County of Klamath )

On the 21 day of August, 1980, personally appeared HARRY D. BOIVIN, who, being sworn, stated that he is the attorney-in-fact for ROBERT D. BOIVIN and that he executed the foregoing instrument by authority and in behalf of said principal; and he acknowledged the said instrument to be his act.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 6/4/1981

STATE OF OREGON )  
 ) ss.  
County of Klamath )

On the 21 day of August, 1980, personally appeared DAVID C. ELLIOTT and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1981  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

~~Dr. and Mrs. James L. Lawson  
2200 Lakeshore Drive  
Klamath Falls, Oregon 97601~~

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

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

~~Dr. and Mrs. James L. Lawson  
2200 Lakeshore Drive  
Klamath Falls, Oregon 97601~~

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 20th day  
of August A.D. 19 87 at 11:24 o'clock A. M. and duly recorded in Vol. M87  
of Deeds on Page 15027  
Evelyn Biehn, County Clerk  
By *Ann Smith*

FEE \$14.00