

KNOW ALL MEN BY THESE PRESENTS, That Boyd A. Karrer and Carole Karrer, husband and wife, hereinafter called the grantor, in consideration of Ten Dollars (\$10) and other good and valuable considerations to the grantor paid by Maudie E. Spangler, Richard Keith Graham and Jeanne A. Graham

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

The East 3 feet of Lot 14 and the West 57 feet of Lot 15, DE BIRK HOMES.

Subject to: Taxes for fiscal year commencing July 1, 1965, which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; Conditions, restrictions, easements and set back lines as shown on the Plat and in the Dedication of DeBirk Homes; Protective Covenants for the Plat of DeBirk Homes, recorded July 15, 1960 in Deed Volume 301 at page 56, Records of Klamath County, Oregon, and modified by an instrument recorded Feb. 26, 1960, in Deed Vol. 319 at page 246; Mortgage, including the terms and provisions thereof, dated Feb. 16, 1960, recorded Mar. 4, 1960, in Mortgage Vol. 195 at page 15 (by an instrument recorded May 25, 1960 in Mortgage Vol. 196 at page 268, the above Mortgage was assigned to Federal National Mortgage Association), which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances, except those above set forth, and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those above set forth.

In construing this deed it is understood that the singular includes the plural wherever the context so requires.

WITNESS grantor's hand and seal this 17th day of September, 1965.



Co.

Boyd A. Karrer (SEAL)
Mrs. Carole Karrer (SEAL)
(SEAL)
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath ss. September 17th, 1965.

Personally appeared the above named Boyd A. Karrer and Carole Karrer, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helen D. Goodhue
Notary Public for Oregon
My commission expires Nov 25, 1968

(NOTARIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

TO

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Oregon Title Insurance Co.

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17 day of Sept., 1965, at 3:17 o'clock P.M., and recorded in book M-65 on page 1758.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

20 By [Signature] Deputy.