

0140181 TA-28-4647

WARRANTY DEED

74762

Vol ^m 73 Page 3683

This Indenture Witnesseth, THAT D. L. EAYRS and JOAN K. EAYRS, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto BARBARA J. WALKER, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 10 in Block 11, Tract No. 1037 known as FIFTH ADDITION TO SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 13, 1972, in Book M-72 at page 6318, Microfilm Records; Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street; Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$32,500.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of March, 1973

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. March 29th, 1973. Personally appeared the above named D. L. Eayrs and Joan K. Eayrs, husband and wife,

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

From Office of
GANNON GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires 11-12-74

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 30 day of March, 1973, at 10:53 o'clock A. M., and recorded in book M-73 on page 3683. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By M. D. MILNE
Hazel Drayle County Clerk-Recorder
Deputy

FEE \$ 2.00

Re:
74847
29435.644 St.
City