

1 KNOW ALL MEN BY THESE PRESENTS, that D. L. EAYRS and JOAN K. EAYRS, husband
2 and wife, hereinafter called Grantors, for the consideration hereinafter stated
3 to the Grantors paid by ISABEL WILLIAMS and SALLY HENZEL, hereinafter called
4 Grantees, hereby grant, bargain, sell and convey unto the said Grantees, not as
5 tenants in common but with the right of survivorship, their assigns and the
6 heirs of the survivor of said Grantees, all of the following described real
7 property with the tenements, hereditaments and appurtenances thereunto belong-
8 ing or in any wise appertaining, situated in the County of Klamath, State of
9 Oregon, to-wit:

10 Lot 27 in Block 5 of Tract 1037 known as FIFTH ADDITION TO SUNSET VILLAGE.

11 Subject to: Regulations, including levies, assessments, water and irri-
12 gation rights and easements for ditches and canals, of Enterprise Irriga-
13 tion District; Regulations, including levies, liens, assessments, rights
14 of way and easements of the South Suburban Sanitary District; Restrictions,
15 but omitting restrictions, if any, based on race, color, religion or nati-
16 onal origin as shown on the recorded plat of Fifth Addition to Sunset
17 Village; Conditions and restrictions, but omitting restrictions, if any,
18 based on race, color, religion or national origin, imposed by instrument
19 recorded June 13, 1972 in Book M-72, page 6318, Microfilm Records; Set
20 back provisions as delineated on the recorded plat, 25 feet from front
21 lot line and 5 feet from side lot line and 20 feet along arterial street;
22 Utility easements as delineated on the recorded plat along rear lot line
23 and being 8 feet in width; Easements and rights of way of record or appa-
24 rent on the land; and to a Mortgage to First Federal Savings and Loan
25 Association of Klamath Falls, Oregon, recorded July 5, 1973, in Vol. M73,
26 page 8506, Mortgage Records, which said Mortgage Grantees hereby expressly
27 assume and agree to pay according to the tenor thereof as same becomes
28 payable and the note accompanying it.

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

30 TO HAVE AND TO HOLD the above described and granted premises unto the said
31 Grantees, their assigns and the heirs of such survivor, forever; provided that
32 the Grantees herein do not take the title in common but with the right of sur-
33 vivorship, that is, that the fee shall vest absolutely in the survivor of the
34 Grantees.

35 And the Grantors above named hereby covenant to and with the above named
36 Grantees, their heirs and assigns, that Grantors are lawfully seized in fee
37 simple of the above granted premises, that the said premises are free from all
38 encumbrances, except those above set forth, and that Grantors will warrant and
39 forever defend the above granted premises and every part and parcel thereof
40 against the lawful claims and demands of all persons whomsoever, except those
41 above set forth.

42 IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day
43 of October, 1973.

44 D. L. Eayrs

(SEAL)

45 Joan K. Eayrs (SEAL)
46 Joan K. Eayrs

47 STATE OF OREGON)
48 County of Klamath) SS

October 22, 1973

49 Personally appeared the above named D. L. Eayrs and Joan K. Eayrs, husband
50 and wife, and acknowledged the foregoing instrument to be their voluntary act
51 and deed.

52 Before me:

(SEAL)

53 William Z. Sisk
54 Notary Public for Oregon
55 My Commission Expires: Oct 8, 1977

56 GANONG, SISEMORE
57 & ZAMSKY

58 STATE OF OREGON; COUNTY OF KLAMATH; ss.
59 GANONG, SISEMORE & ZAMSKY

60 Filed for record at request of _____
61 this 23rd day of OCTOBER A. D., 1973 at 11:07 o'clock A. M., and duly recorded in
62 Vol. M 73 of DEEDS on Page 14199

63 FEE \$ 2.00

64 WM. D. MILNE, County Clerk

65 Hazel Drazil deputy

1973 OCT 23 11 07 AM