

95364

28-8032

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That D. L. Eayrs and Joan K. Eayrs, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mauro Esqueda and Helen Esqueda, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 9 of Tract 1079 known as SIXTH ADDITION TO SUNSET VILLAGE,

SUBJECT TO liens and assessments of Enterprise Irrigation District and South Suburban Sanitary District and to restrictions set forth on the plat of said addition and conditions and restrictions set forth recorded in Book M-73 at Page 8283, Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of December, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 3rd, 1974

Personally appeared the above named D. L. Eayrs and Joan K. Eayrs

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

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 11/25/76

STATE OF OREGON, County of ) ss.  
1974

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

\_\_\_\_\_ 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.

Before me: Notary Public for Oregon  
My commission expires: (OFFICIAL SEAL)

D. L. Eayrs & Joan K.  
1443 Pine Grove Road  
City

GRANTOR'S NAME AND ADDRESS  
3926 Rio Vista Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Mauro Esqueda  
3926 Rio Vista Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Department of Veterans' Affairs  
General Services Building  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the 3 day of Dec, 1974, at 4:00 o'clock P. M. and recorded in book M-74 on page 15380 or as file/reel number 95364, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Hazel \_\_\_\_\_ Deputy

2.00