

WARRANTY DEED

RECEIVED 3-5-75
9:45 am

D. L. EAYRS and JOAN K. EAYRS, husband and wife, Grantors, convey and warrant to LENNIE EARL ALEXANDER and IRMA A. ALEXANDER, husband and wife, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 11 in Block 9 of Tract 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of Enterprise Irrigation District;
4. Rules, regulations, and assessments of South Suburban Sanitary District;
5. Easements, including the terms and provisions thereof given by Martha Keller et al., to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972 in Volume M72 page 12926, and dated _____, 1972, recorded March 5, 1973 in Volume M73 page 2293, all Microfilm records of Klamath County, Oregon;
6. Reservations and restrictions contained in the dedication of Tract 1079 Sixth Addition to Sunset Village, as follows: "... subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat; easements to provide ingress and egress for construction (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District; its successors or assigns; (3) a 25 foot building set back line on the front of all lots and a 20 foot building set back line along side streets lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

The true and actual consideration paid for this conveyance is \$38,000.00.

WITNESS Grantors' hands this 4th day of March, 1975.

D. L. Eayrs

Joan K. Eayrs

STATE OF OREGON)
County of Klamath) ss.

Personally appeared D. L. EAYRS and JOAN K. EAYRS,
husband and wife, and acknowledged the foregoing instrument
to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.

That for record at request of KLAMATH COUNTY TITLE CO
his 5th day of MARCH 1975 at 9:45 A.M.
duly recorded in Vol. M 75 of DEEDS 2521

FEE \$ 4.00

Wm. C. MILNE, County Clerk
By *Flagstaff*

Unless A Change is Requested
All Tax Statements Shall Be
Sent to the Following Address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Lennie Earl Alexander

*3934 Rio Vista Drive
Klamath Falls, Oregon
97601*

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