

MARTIN L. BOYER and SUSAN BOYER, Husband and Wife

PAUL A. BABIN and CHERYL G. BABIN, Husband and Wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 5, Block 11, Tract No. 1037 known as FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District. 2. Regulations, including levies, liens assessments, rights of way and easements of the South Suburban Sanitary Dist. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of fifth Addition to Sunset Village. 4. Covenants, easements and restrictions, recorded June 13, 1972 in Book M-72 at Page 6318. 5. 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. 6. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width. 7. Trust Deed dated Feb. 23, 1979 and recorded Feb. 27, 1979 in Book M-79 at Page 4239 in favor of First National Bank, which grantees herein agree to assume and pay. 8. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 52,500.00 *

Dated this 22nd day of February, 19 80.

Martin L. Boyer
MARTIN L. BOYER
Susan Boyer
SUSAN BOYER

STATE OF OREGON, County of Klamath) ss.

On this 22nd day of February, 19 80 personally appeared the above named Martin L. Boyer and Susan Boyer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of February, 19 80, at 3:19 o'clock P M. and recorded in book N30 on page 3973 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Berntha Shetsch Deputy

Fee \$3.50

After Recording Return to:

Mrs. & Mrs. Paul Babin
3509 Coronado Way
Klamath Falls, Oregon 97601
PAID: First Nat'l Bank
P.O. Box 3131
PORTLAND, OREGON 97201