

LARRY G. WALKER and MARIAN L. WALKER, husband and wife
hereinafter called grantor, convey(s) to
WILLIAM HOLMES and VIRGINIA HOLMES, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 44, FIRST ADDITION TO SUMMERS LANE HOMES, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, set back lines, utility easements as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned 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 \$ 49,500.00 .

Dated this 30 day of April, 19 80.

LARRY G. WALKER

MARIAN L. WALKER

STATE OF OREGON, County of Klamath) ss.

April 30, 19 80 personally appeared the above named
Larry G. Walker and Marian L. Walker and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires:

- * 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)

TO

After Recording Return to:

Mrs & Mrs William Holmes
4795 Olive St
Klamath Falls, OR 97607
Send taxes to:
Department of Veterans
1225 Ferry St. S.E.
Salem, OR 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 1st day of May, 1980,
at 11:18 o'clock A.M. and recorded in book M80
on page 8075 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Pamela H. Hetch Deputy

Fee \$3.50