

T/A 38-22541-6-7

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WARRANTY DEED

Vol M 2

17899

KNOW ALL MEN BY THESE PRESENTS, that DONALD B. LYONS and BERTHA QUINN LYONS, husband and wife, hereinafter called Grantors for the consideration hereinafter stated to the Grantors paid by JANICE E. MILLER and NANCY S. MERINO, hereinafter called Grantees, hereby grants, bargains, sells and conveys unto the said Grantees, not as tenants in common, but with the right of survivorship, their assigns and the heirs of the survivor of said Grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Tract 92 of YALTA GARDENS, in the County of Klamath, State of Oregon, AND a portion of Tract 93 of YALTA GARDENS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of said Tract 93; thence North along the East boundary line of said Tract 93 a distance of 15 feet to a point; thence West and parallel to the South line of said tract a distance of 91 feet to a point; thence South, and parallel to the East line of said tract a distance of 15 feet to the South line of said tract; thence East along said South line a distance of 91 feet to the point of beginning.

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

And the Grantor above named hereby covenants to and with the above named Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, that the premises are free from all encumbrances, except:

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

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2. Taxes for the year 1980-81 are now a lien but not yet payable;

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;

4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;

5. Regulations, including levies, liens and utility assessments of the City of Klamath Falls;

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Yalta Gardens;

7. Reservations and restrictions as set forth in deed from Harvey C. Martin, et al., to R. H. Nagle, dated February 11, 1948, recorded May 21, 1951 in Book 247 at page 296, Deed Records;

8. Reservations and restrictions as set forth in deed from Harvey C. Martin and Violet L. Martin, husband and wife, to Robert C. Flanery and Mary Flanery, husband and wife, dated December 15, 1951, recorded December 21, 1951 in Volume 251 at page 610, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$47,500.00.

WITNESS Grantors' hands this 19th day of September, 1980.

Donald B. Lyons
DONALD B. LYONS

Bertha Quinn Lyons
BERTHA QUINN LYONS

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named DONALD B. LYONS and BERTHA QUINN LYONS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Unless a change is requested
all future tax statements shall
be sent to:
Janice E. Miller
1724 Homedale
Klamath Falls, OR 97601

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/14/81

AFTER RECORDING RETURN
Same as above

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State of Oregon,)
County of Klamath) ss.

I hereby certify that the within instrument was
received and filed for record on the 19th
day of September, 19 80, at 4:01
o'clock P.M. and recorded on Page 17899
in Book M80 Records of Deeds
of said County.

WM. D. MILNE, County Clerk
By Bernetha H. Hetch Deputy

Fee \$7.00