

D. L. EAYRS

, hereinafter called grantor, convey(s) to

DIANE BRYAN

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 13, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in  
the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
those contained in Exhibit "A" attached hereto

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 \$ 50,500.00 .\*

Dated this 15th day of May, 1984.

D. L. EAYRS

STATE OF OREGON, County of Klamath ) ss.

On this 15th day of May, 1984 personally appeared the above named  
D. L. EAYRS and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-85

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)

D. L. Eayrs

TO

Diane Bryan

After Recording Return to: *J. Taylor*  
Diane Bryan  
5081 Southview  
Klamath Falls, Oregon

STATE OF OREGON,

) ss.

County of

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title  
Deputy

## EXHIBIT "A"

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of TRACT NO. 1064, First Addition to Gatewood.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : September 3, 1976 Book: M-76 Page: 13888
3. An easement created by instrument, including the terms and provisions thereof,  
Dated : June 26, 1905  
Recorded : May 18, 1907 Book: 22 Page 479  
In favor of : United States  
For : Right of way for ditches and canals  
(No exact location given)
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,400.00  
Dated : May 15, 1979  
Recorded : May 18, 1979 Book: M-79 Page: 11497  
Trustor : D.L. Eayrs  
Trustee : William Sisemore  
Beneficiary : Klamath First Federal Savings & Loan Association of Klamath Falls, Oregon, a Corporation (loan No. 04-41796)  
Which Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 16 day of May A.D. 19 84  
at 10:43 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 8045  
**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 8.00