

23852

1967

VOL. M-68 PAGE 5459

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. BUTKUS and ANNA MAE BUTKUS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD H. SAWYER and ARTHADA J. SAWYER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 2, Bel-Aire Gardens, Klamath Falls, Ore.

Subject to: Contracts and/or liens for irrigation and/or drainage of Enterprise Irrigation District; Rules, regulations, laws, and assessments of South Suburban Sanitary District; Reservations, restrictions, conditions and set back lines shown on the dedication of the Plat of Bel-Aire Gardens; easements and rights of way of record and those apparent if any, on the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except mortgage to Commonwealth, Inc., being Loan No. 35645, which the grantees herein hereby assume; said mortgage was recorded Augst. 16, 1965, in Book M65, Page 935, Klamath County Records, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,750.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 18th day of June, 1968.

James D. Butkus
Anna Mae Butkus

STATE OF OREGON, County of Klamath) ss. June 18, 1968.

Personally appeared the above named JAMES D. BUTKUS and ANNA MAE BUTKUS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Geraldene A. Smith
Notary Public for Oregon
My commission expires 2/12/70

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Gerald H. Sawyer
2643 Radcliffe
K. Falls, Ore.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

Fee 1.50

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of June, 1968, at 4:45 o'clock P.M., and recorded in book M-68 on page 5459. Record of Deeds of said County.

Witness my hand and seal of County affixed.

DOROTHY ROGERS

COUNTY CLERK Title.

By L. M. Knutson Deputy.