

1967/50

KNOW ALL MEN BY THESE PRESENTS, That MARION C. MAYES, a single man,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by WILLIAM R. GARRARD and RITA H. GARRARD, husband and wife,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, sit-
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 40 of YALTA GARDENS, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of
record and those apparent on the land; 2. Regulations, including levies,
assessments, water and irrigation rights and easements for ditches and
canals, of Enterprise Irrigation District; 3. Regulations, including levies,
liens, assessments, rights of way and easements of South Suburban Sanitary
District; 4. Taxes for 1973-74 are now a lien, but not yet payable. NOTE:
Taxes for the year 1972-73 in the amount of \$291.14 are paid in full.
(CODE 41 MAP 3909-212 TL 3600).

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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
as hereinabove stated,and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$25,050.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the wholeIn construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 19th day of September, 1973STATE OF OREGON, County of KLAMATH, ss. September 19th, 1973
Personally appeared the above named MARION C. MAYES, a single man,

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires on 6/8/77

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 402, Oregon Laws 1962, as amended by the 1967 Special Session.

WARRANTY DEED

MARION C. MAYES

TO

WILLIAM R. GARRARD

RITH H. GARRARD

AFTER RECORDING RETURN TO

Bower + Bower
Bower Bldg
city(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
20th day of SEPTEMBER, 1973,
at 10:32 o'clock A.M., and recorded
in book M. 73 on page 12761 or as
file number 81678, Record of
Deeds of said County.Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Drazil Deputy