

10/24/73

KNOW ALL MEN BY THESE PRESENTS, That GERALD H. SAWYER and ARTHADA J. SAWYER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN W. AYRES and THELMA M. AYRES as tenants by the entirety,

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, situate in the County of Klamath and State of Oregon, described as follows, to wit:

Lot 11 in Block 2, BEL-AIRE GARDENS, Klamath County Oregon.

Trust Deed, including the terms and provisions thereof, dated August 3, 1965, recorded August 16, 1965 in M-65 at page 935 County Clerk's Records, given to secure the payment of \$14,350.00, with interest thereon and such future advances as may be provided therein, executed by James D. Butkus and Anna Mae Butkus, husband and wife, to Oregon Title Insurance Co., an Oregon Corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon Corporation, which said not grantees assume and agree to pay according to the terms thereof.

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 subject to contract and/or lien for irrigation and/or drainage, and reservations, easements and rights of way of record and those apparent on the land.

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 \$20,750.00. 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 23rd day of October, 1973.

STATE OF OREGON, County of Klamath

Personally appeared the above named Gerald H. Sawyer and Arthada J. Sawyer

and acknowledged the foregoing instrument to be their

voluntary act and deed.

Before me: *W. J. Adlington*  
Notary Public for Oregon  
My commission expires 8-27-77

NOTE: The sentence between the symbols  $\Delta$ , 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  
*Franklin W. Ayres*  
*5707 Bel Aire Drive*  
*Klamath Falls, Ore*  
*97601*

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUNTIES WHERE  
USED

PRICE \$2.00

## STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 24th day of OCTOBER, 1973, at 10:52 o'clock A.M., and recorded in book M 73 on page 14206 or as file number 82837, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *W. J. Adlington* Deputy  
COUNTY CLERK Title