

26-6636  
01-09565

WARRANTY DEED

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Vol. 114 Page 3307

KNOW ALL MEN BY THESE PRESENTS, That HELEN ELIZABETH MUELLER, a single woman, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by DOUGLAS AYRES and VIVIAN D. AYRES, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

Beginning at the most Southeasterly corner of Lot 10 in Block 6 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Lots 10 and 9 of said Block 6 106 feet more or less to the Southwest corner of said Lot 9; thence Northwesterly along the Southwesterly line of said Lot 9, 55 feet; thence Northeasterly parallel with Washington Street 106 feet more or less to the Westerly line of Third Street; thence Southeasterly along the Westerly line of Third Street 55 feet to the point of beginning, being a strip of land 55 feet in width measured off the Southeasterly side of Lots 9 and 10 in Block 6 Ewauna Heights Addition to the City of Klamath Falls, Oregon according to the duly recorded plat of said addition of record in the office of the County Clerk of said County, PLUS the Northwesterly 10 feet of vacated alley.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Any uncertainty as to the division line between the North and the S $\frac{1}{2}$  of Lots 9 and 10 by reason of the description contained in the Deed recorded in Volume 323 at page 179 and mesne Deeds prior to this deed.



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3. An appurtenant easement as follows:  
 "together with the right to use as tenants  
 in common with the Grantors herein, their  
 heirs and assigns, a strip of land 10 feet  
 in width measured off the Southwesterly  
 side of said Lot 9 in said Block 6 extend-  
 ing from the Southerly line of Washington  
 Street to the Northerly line of the premises  
 first hereinabove described, the said strip  
 of land last above described to be used as  
 a driveway.

TO HAVE AND TO HOLD the same unto the said Grantees  
 and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said  
 Grantees and Grantees' heirs, successors and assigns, that  
 Grantor is lawfully seized in fee simple of the above granted  
 premises, free from all encumbrances, except as hereinabove  
 set forth, 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 whomso-  
 ever, except those claiming under the above described encum-  
 brances.

The true and actual consideration paid for this  
 transfer, stated in terms of dollars, is \$7,000.00.

WITNESS Grantor's hand this 23<sup>RD</sup> day of June, 1972.

*Helen Elizabeth Mueller*

STATE OF OREGON )  
 ) ss  
 County of Klamath )

Personally appeared the above named HELEN ELIZABETH  
 MUELLER, a single woman, and acknowledged the foregoing instru-  
 ment to be her voluntary act and deed.

BEFORE ME this 23<sup>RD</sup> day of June, 1972.

JAMES W. WESLEY  
 Notary Public for Oregon  
 My commission expires

*James W. Wesley*  
 NOTARY PUBLIC FOR OREGON  
 My Commission expires: 1-20-76

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 12th day of MARCH A. D., 1974 at 11:02 o'clock A M., and duly recorded in  
 Vol. M 74 of DEEDS on Page 3307

FEE \$ 4.00

WM. D. MILNE, County Clerk  
 By *Klazel Drazic* Deputy

Return +  
 Until a change is requested, all tax statements  
 shall be sent to the following address:  
2540 Main St  
Medford, OR