

4249

WARRANTY DEED

11-75 Page 10043

KNOW ALL MEN BY THESE PRESENTS, That MATILDA SARI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM T. RYAN and JEANETTE M. RYAN, 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 22, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Regulations of Enterprise Irrigation District. 4. Building set-back line 40 feet from street as shown on dedicated plat. 5. Easement as shown on dedicated plat along southerly line and easterly line of lot. 6. Easement for future sewer and utility lines along the back line of all lots as reserved in plat dedication. 7. Restrictions as contained in deed recorded in Volume 223 at page 284, Klamath County Deed Records. 8. Trust deed in favor of First National Bank of Oregon, recorded in Volume 218 at page 658, Klamath County Deed Records, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above,

grantor will warrant and forever defend the said 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 \$ 17,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of August, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Matilda E. Sari

STATE OF OREGON,

County of Klamath

August 27th, 1975

Personally appeared the above named Matilda Sari

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires Aug. 12, 1977

STATE OF OREGON, County of Klamath

Personally appeared \_\_\_\_\_, 1975

\_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Matilda Sari

4541 Laverne

Klamath Falls, Oregon

William T. &amp; Jeanette M. Ryan

1736 Kane

Klamath Falls, Oregon

After recording return to:

grantees

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

First National Bank

P. O. Box 3131 T-6

Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of August, 1975, at 2:10 o'clock P.M., and recorded in book M-75 on page 10043 or as file/reel number 4249

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

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

Fee \$3.00