

9663

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

1347

38-10182

KNOW ALL MEN BY THESE PRESENTS, That James A. Hayes and Jordys G. Hayes, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brock

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 3 in Block 6 of SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Project and Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, set-back lines, and utility easements as set forth in the Plat and Dedication of Second Addition to Sunset Village.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded April 8, 1970 in Book M-70 at page 2738, Microfilm Records.

(for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that 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 \$48,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 6th day of March, 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)

STATE OF OREGON, }
County of Klamath } ss.
March 6, 1975.

Personally appeared the above named James A. Hayes and Jordys G. Hayes, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-12-77

STATE OF OREGON, County of } ss.
1975.

Personally appeared

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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bruce Owens Realty
520 - Klamath Ave.
City

NAME, ADDRESS, ZIP

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

EQ 54 L
City

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 1975,

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

5. Mortgage, including the terms and provisions thereof, dated April 15, 1971, recorded April 30, 1971 in Book M-71 at page 3847, Microfilm Records, given to secure the payment of \$25,500.00, with interest thereon and such future advances as may be provided therein, executed by Andrew D. Harkey and Phyllis M. Harkey, husband and wife, to Equitable Savings and Loan Association, which grantee does not assume and agree to pay and grantor covenants that they will hold grantee harmless therefrom.

6. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 24th day of January, A.D. 1976 at 2:34 o'clock P.M., and
 duly recorded in Vol. 1176, of _____, on Page 1347

WFS 6.00

W. D. MILNE, County Clerk
Hazel Hagle