

18458

WARRANTY DEED

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13706

KNOW ALL MEN BY THESE PRESENTS, That

BONNIE AYLES

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

ADELIA DYE LAZARUS

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:

The Northerly 35 feet of Lots 1 and 2 in Block 307 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

- SUBJECT TO:
1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
 2. Assessments and charges of the City of Klamath Falls for sewer service.

(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 set forth

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 \$ love & affection. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 _____ day of August, 1976 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.

Bonnie J. Ayles

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.
County of Sutano
August, 19 76

STATE OF OREGON, County of _____ ss.
Personally appeared _____

Personally appeared the above named
BONNIE AYLES

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

Before me:

(OFFICIAL SEAL)

Juanita Schmitz
Notary Public for Oregon
JUANITA J. SCHMITZ
NOTARY PUBLIC - CALIFORNIA
ECLAND COUNTY
My commission expires JUL 17, 1980

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Bonnie Ayles
370 Trinity Drive
Vacaville, CA
GRANTOR'S NAME AND ADDRESS
Adelia Dye Lazarus
2360 White Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Blair M. Henderson
325 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Adelia Dye Lazarus
2360 White Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KIAMATH } ss.

I certify that the within instrument was received for record on the 1st day of SEPTEMBER, 1976, at 4:00 o'clock P.M., and recorded in book M. 76 on page 13706 or as file/reel number 18458.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 3.00