

1-1-74

21103

A-27-183

WARRANTY DEED

Vol. 76

Page

17460

KNOW ALL MEN BY THESE PRESENTS, That
Breen, husband and wife

Thomas L. Breen and Dorothy B.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tania L. Ayers
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 2 of FIRST ADDITION TO KELENE GARDENS, according to the
official plat thereof on file in the records of Klamath County,
Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District,
and regulations, contracts, easements, water and irrigation rights in
connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in the dedication of First
Addition to Kelene Gardens.
4. Building and Use Restrictions for First Addition to Kelene Gardens,
dated April 22, 1968, recorded April 25, 1968 in Volume M-68, page 3337,
Microfilm Records of Klamath County, Oregon.

(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 \$ 23,900.00

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 ©, 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 2nd day of November, 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.

Thomas L. Breen
Thomas L. Breen

Dorothy B. Breen
Dorothy B. Breen

STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON, }
County of Klamath } ss.
November 2, 1976

Personally appeared the above named Thomas L.
Breen and Dorothy B. Breen,
husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me, *Debra J. Hagen*
Notary Public for Oregon
My commission expires: 2-7-80

Personally appeared _____ and
_____, 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 be-
half 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)

STATE OF OREGON, ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
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
Deputy

By ..

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tania L. Ayers
3925 Bartlett
City

NAME, ADDRESS, ZIP

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

U.S. National Bank

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

17461

5. Trust Deed, including the terms and provisions thereof, given by Thomas L. Breen and Dorothy B. Breen, husband and wife, to Transamerica Title Insurance Co., as Trustee, for United States National Bank of Oregon, as Beneficiary, dated November 28, 1972, recorded November 29, 1972 in Volume M-72, page 13727, Microfilm Records of Klamath County, Oregon, to secure the payment of \$18,500.00, which Grantee assumes and agrees to pay the present unpaid principal balance of which is \$17,805.30 to the United States National Bank of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 3rd day of NOVEMBER A.D. 19 76 at 11:16 o'clock A.M., on

duly recorded in Vol. M 76, of DEEDS on Page 17460

fee 4 6.00

Wm D. MILNE, County Clk

By Hazel Chazal

