

T-A 38-12902 L# 014-1273

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

1-1-74

32566

WARRANTY DEED

Vol. 77

Page 12582

KNOW ALL MEN BY THESE PRESENTS, That...WAYNE HURLEY BUILDING COMPANY, INCORPORATED, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. AYERS, and SUSAN P. AYERS, 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 11 in Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon, as recorded in the office of the County Clerk, Klamath Falls, Oregon.

## SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
Dated : June 26, 1905  
Recorded : May 18, 1907 Book: 22 Page: 479  
In favor of : United States of America

(continued on reverse)

(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 reservations, restrictions, rights of way of record, those apparent on the land and that which is stated on the front and reverse of this document - - -

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 \$40,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ (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 July, 1977; 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.  
July 19, 1977

Personally appeared the above named JAMES H. and SUSAN P. AYERS

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath, ss.  
July 15, 1977

Personally appeared Jessie M. Hurley and Beverly M. Hurley, 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 Wayne Hurley Building Company, Inc., 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: 11-12-78

Wayne Hurley Building Company, Inc.  
4765 Driftwood Drive  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

James H. and Susan P. Ayers  
4630 Darwin Place  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
First Federal Savings and Loan  
540 Main Street SHASTA PLAZA Bldg.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
James H. and Susan P. Ayers  
4630 Darwin Place FFS&L Shasta Plaza Bldg.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the day of July, 1977,

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.

WM. D. MILNE, County Clerk  
Recording Officer

By Deputy



12583

(continued from front)

2. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 1, 1945  
Recorded : May 15, 1945 Book: 176 Page: 284  
In favor of : California Oregon Power Company  
For : Right of way for pole lines
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : September 3, 1976 Book: M-76 Page 13888

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INSURANCE CO.

this 15th day of JULY A.D. 1977 at 3:39 o'clock PM and

duly recorded in Vol. M77, of DEEDS on Page 12582

FEE \$ 6.00

By Wm D. MILNE, County Clerk  
Hazel Dray

