

36113

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **FRANKLIN W. AYRES and THEIMA M. AYRES**, as Tenants by the Entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **GEORGE DILLON and CHERYL L. DILLON, 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 2, BEL-AIRE GARDENS, Klamath County, Oregon

## SUBJECT TO:

- 1) Taxes for the year 1977-78, which are a lien, but not yet due or payable.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- 3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 4) Restrictions as shown on the recorded plat of Bel-Aire Gardens.
- 5) Covenants, conditions and restrictions as recorded July 10, 1963 in Book 346 at page 441.

(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

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 \$ **35,000.00\*\***. 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 **19th** day of **SEPTEMBER**, 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)

FRANKLIN W. AYRES

THEIMA M. AYRES

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 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)

STATE OF OREGON, } ss.  
County of **KLAMATH**  
**SEPTEMBER**, 19**77**

Personally appeared the above named

FRANKLIN W. AYRES and

THEIMA M. AYRES

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-21-81

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of **KLAMATH**

I certify that the within instrument was received for record on the **21st** day of **SEPTEMBER**, 19**77**, at **3:42** o'clock **PM**, and recorded in book **M77** on page **17731** or as file/reel number **36113**.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *[Signature]* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Dillon  
5767 Bel Air Drive  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP