

38713

KNOW ALL MEN BY THESE PRESENTS, That ROBERT S. AYER and RHONDA L. AYER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. DEAN REEVES and LODENA O. REEVES, 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:

LOTS 7 and 8 in Block 45, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

SUBJECT TO: Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 12, 1927 in Book 70 at page 420 and Book 83 at Page 19, Deed Records, as to "no dwelling shall be erected on said premises to cost less than \$3,500.00, unless plans for same are approved."

FURTHER SUBJECT TO Reservations, restrictions (see reverse side) (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 stated hereinabove

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 \$28,000.00. 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 25 day of Sept, 1974; 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, } ss.
County of Yamhill }
Sept 25 1974, 1974

Personally appeared the above named
ROBERT S. AYER and RHONDA L. AYER
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Barbara J. Farnum
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires Sept. 19, 1975

STATE OF OREGON, County of) ss.
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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:

ROBERT S. AYER and RHONDA L. AYER
1700 N. Baker, McMinville, Oregon
GRANTOR'S NAME AND ADDRESS
C. DEAN and LODENA O. REEVES
2046 Huron, Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Kla. First Fed.
545 main
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Stephen Dunc
2046 Huron
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of
I certify that the within instrument 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.

By Recording Officer
Deputy

21591

easements and/or rights-of-way of
record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 9th day of NOVEMBER A. D. 1977 at 11:10 o'clock A. on
duly recorded in Vol. M77, of DEEDS, on Page 21590

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Dargatzis