

## MOUNTAIN TITLE COMPANY

65677

MTC 7657

WARRANTY DEED

8563

KNOW ALL MEN BY THESE PRESENTS, That DAVID R. AVERETT and M. JAYNE AVERETT,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALDINE M. DAVIS,  
 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:

The North 60 feet of the South 65 feet of Lot 20, TONATEE HOMES, according to the  
 official plat thereof on file in the office of the County Clerk of Klamath County,  
 Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District. 2. Regulations of Klamath  
 Project and Klamath Irrigation District. 3. Restrictions as shown on recorded plat  
 of Tonatee Homes. 4. Conditions and restrictions imposed by instrument recorded  
 June 11, 1959 in Volume 313, page 290, and modified by instrument recorded June 17,  
 1959 in Volume 313, page 355. 5. A 10 foot utility easement and proposed irrigation  
 ditch along rear of lots as shown on dedicated plat. 6. A 20 foot building setback  
 from front of lots as shown on dedicated plat. 7. Mortgage in favor of the State of  
 Oregon, represented and acting by the Director of Veterans Affairs, recorded October  
 18, 1978 in Volume M78, page 22665, which the grantees herein agree to assume and pay  
 according to the terms. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE). Contained therein.

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 set  
 forth above and apparent upon the land,

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 \$40,000.00

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 ①, 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 13<sup>th</sup> day of April, 1979;  
 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)

*David R. Averett*  
*M. Jayne Averett*

STATE OF OREGON,  
 County of Douglas } ss.  
April 13, 1979

Personally appeared the above named  
David R. Averett and M. Jayne  
Averett

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

Before me:  
Geraldine M. Thompson  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 12/2/79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_  
 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:  
 \_\_\_\_\_  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Geraldine M. Davis  
 224 N. 2nd Street  
 Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
13th day of April, 1979,  
 at 1:36 o'clock P. M., and recorded  
 in book 179 on page 8563 or as  
 file/reel number 65677

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

W. D. Milne Recording Officer  
 By Deborah A. Schuch Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY