

7/1A 38-19789-0-T
74075

WARRANTY DEED (INDIVIDUAL)

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TIMOTHY ALLEN AYRES and JUDITH LEE AYRES, as tenants in common
hereinafter called grantor, convey(s) to

CHUCK FISHER & ASSOCIATES

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

PARCEL 1: Lot 12, Block 103, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS; in the County of Klamath, State of Oregon, by and through FROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded August 21, 1958 in Book 302 at page 355, Deed Records of Klamath County, Oregon.

PARCEL 2: Lot 13, Block 103, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS; in the County of Klamath, State of Oregon, by and through THEREFROM that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded May 28, 1956 in Book 283 at page 397, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Regulations of the City of Klamath Falls.
3. Reservations and restrictions as set forth in deed recorded November 4, 1915 in Book 45 at page 181, Records of Klamath County, Oregon.
4. Access restrictions as set forth in deed recorded August 21, 1958 in Deed Volume 302 at page 355.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

5. Trust Deed recorded August 12, 1976 in Book M-76 at page 12469, WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 51,500.00.

Dated this 17th day of SEPTEMBER, 19 79

Timothy Allen Ayres
TIMOTHY ALLEN AYRES
Judith Lee Ayres
JUDITH LEE AYRES

STATE OF OREGON, County of KLAMATH) ss.

on this date, September 17, 1979 personally appeared the above named
Timothy Allen Ayres and Judith Lee Ayres and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me

Julie J. Jerald
Notary Public for Oregon
My commission expires: 2/14/81

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

AYRES

TO

CHUCK FISHER & ASSOCIATES
After Recording Return to TA JULIE

SEND TAX STATEMENTS TO:
Same as now listed

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record
on the 17th day of September, 19 79
at 3:29 o'clock P. M. and recorded in book M79
on page 22124 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernard Heloich

Deputy

Fee \$3.50