

WARRANTY DEED

55871

KNOW ALL MEN BY THESE PRESENTS, That James Hayes and Vaughan R. Hayes

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry E. Dyer, 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 4, Block 6, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 for covenants, conditions, restrictions, easements and Articles of Association of record.

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 \$4,200.00. ~~The true and actual consideration consists of or trade or other property or value given or promised which is the whole 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 6 day of June, 1980; 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 CALIFORNIA } ss.
County of SAN MATEO }
JUNE 6, 1980

Personally appeared the above named James Hayes and Vaughan R. Hayes.

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

Before me: *Gilson M. Morris*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: Dec. 9, 1981

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 _____

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:

James & Vaughan R. Hayes
2151 Carlmont
Belmont, California 94002
GRANTOR'S NAME AND ADDRESS

Larry E. Dyer
3136 S. E. Salmon
Portland, Oregon 97214
GRANTEE'S NAME AND ADDRESS

After recording return to:

First Western Title Company
P. O. Box 5609
Bend, Oregon 97701
NAME, ADDRESS, ZIP

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

Larry E. Dyer
3136 S. E. Salmon
Portland, Oregon 97214
NAME, ADDRESS, ZIP

OFFICIAL SEAL
GILSON M. MORRIS
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My comm. expires DEC 9, 1981

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of June, 1980, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M80 on page 11418 or as document/fee/file/instrument/microfilm No. 55871. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By *Sumtha H. Hetch* Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

80 JUN 20 PM 3 24