

23959

MTC 12400-L WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY A. AYRES Vol. 483 Page 3290

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED W. NICHOLS and EARLA M. NICHOLS, 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:

A tract of land situated in Lot 69 of FAIR ACRES SUBDIVISION NO. 1, described as follows: Beginning at the Southwest corner of said Lot; thence North along the West line 60 feet to the true point of beginning; thence continuing North along said West line 73 feet; thence East 150 feet; thence South 73 feet; thence West 150 feet to the point of beginning.

EXCEPT THEREFROM any portion lying within Homedale Road.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$58,500.00

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 26 day of May, 1983; 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)

JEFFREY A. AYRES

STATE OF OREGON,

County of Klamath ss.
May 26, 1983

Personally appeared the above named JEFFREY A. AYRES

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/88

Mr. Jeffrey A. Ayres

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Fred W. Nichols
1585 Willowbrook Dr
San Jose, Ca 95118

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of ss.

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

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservation as contained in Deed recorded April 5, 1928, in Volume 78, page 377, Deed Records of Klamath County, Oregon, to wit:
"The right at any time to construct, build, and erect ditches, telephone lines telegraph, and electric power lines in and upon said premises, and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining the above described land."
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: August 11, 1980
Recorded: August 11, 1980
Volume: M80, page 14946, Microfilm Records of Klamath County, Oregon
Amount: \$54,934.00
Mortgagor: Jeffrey A. Ayres
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P44235)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 27th day of May A.D. 1983 20 o'clock A.M., and
duly recorded in Vol. M83, of 2 deeds on a 8290.

8.00 fee

By EVELYN BEHN, County Clerk