

# MOUNTAIN TITLE COMPANY INC.

23961

MTL 12407-L

WARRANTY DEED

Vol. 483 Page 293

KNOW ALL MEN BY THESE PRESENTS, That DANIEL H. ALDERMAN and PATRICIA L. ALDERMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY A. AYRES and MARIE AYRES, 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:

The Westerly 99.85 feet of the Easterly 199.7 feet of Lots 17 and 18, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

83 MAY 27 AM 9 20

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$47,000.00

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 24 day of May, 19 83;

(If executed by a corporation, affix corporate seal)

Daniel H. Alderman  
DANIEL H. ALDERMAN

Patricia L. Alderman  
PATRICIA L. ALDERMAN

STATE OF OREGON,  
County of Lake  
May 24, 19 83

STATE OF OREGON, County of  
May 24, 19 83

Personally appeared the above named DANIEL H. ALDERMAN and PATRICIA L. ALDERMAN, husband and wife.

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

(OFFICIAL SEAL)

C. DOWN  
NOTARY PUBLIC-OREGON  
My Commission Expires 4-21-84

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.

(OFFICIAL SEAL)

Mr. & Mrs. Daniel H. Alderman  
243 North H  
Lakeview, OR 97630

Mr. & Mrs. Jeffrey A. Ayres  
1421 Homedale Road  
Klamath Falls, OR 97601

After recording return to:  
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

STATE OF OREGON,  
County of  
I certify that the within instrument was received for record on the day of 19 83, 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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

## MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessment, 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 Klamath Irrigation District.
4. Reservations and easements contained in Deed recorded January 10, 1933, in Volume 99, page 335, Records of Klamath County, Oregon, to wit:

"The above property subject to the following reservations: Subject to any right of way heretofore conveyed to the United States Government or to any other governmental body for canals, ditches, or laterals for irrigation or drainage purposes. Subject also to any roads, streets, and rights of way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals, and pipe lines over, under, or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties."

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 27, 1978

Recorded: June 27, 1978

Volume: M78, page 13758, Microfilm Records of Klamath County, Oregon

Amount: \$29,600.00

Grantor: Daniel H. Alderman and Patricia L. Alderman, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27th day of May A.D. 19 83 at 9:20 o'clock A.M., and

duly recorded in Vol. M83, of 2 deeds on page 8293

8.00 fee

By EVELYN BIEHN, County Clerk