

504

WARRANTY DEED

28146

Vol. m91 Page 6730

KNOW ALL MEN BY THESE PRESENTS, That

Ronald Hales and Nancy Hales, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Netta Joan Britton

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 1 in Block 1 of Bel-Aire Gardens, 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 those listed on the back.

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 \$.....50,166.35

① However, the natural consideration consists of an antecedent of the whole consideration (indicated with 1).

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 21st day of May, 19 85,
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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Ronald Hales

Nancy HaTes

STATE OF OREGON,
County of Klamath } ss.
May 23, 1985

Personally appeared the above named.....
 Ronald Hales and Nancy

and acknowledged the foregoing instru-
their voluntary act and deed

Before me, _____
 Notary Public for Oregon

STATE OF OREGON, County of.....) ss
19.....

Personally appeared _____ and _____, who, being duly sworn, 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
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)

(If executed by a corporation,
affix corporate seal)

Ronald & Nancy Hales

GRANTOR'S NAME AND ADDRESS

Netta Joan Britton

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL
ATTN: PHILLIP WAGGONER
2943 South Sixth St.
Klamath Falls, OR 97603

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

NAME ADDRESS ZIP

STATE OF OREGON,

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____.

Witness my hand and seal of
County affixed.

NAME	TITLE
------	-------

By Deputy

EXCEPTIONS:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
4. Reservations and restrictions in the dedication of Bel-Aire Gardens.
5. Trust Deed, including the terms and provisions thereof, executed by Charles J. Moore and Julie M. Moore, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated September 19, 1966, recorded September 19, 1966, in Volume M-66 on page 9323, Mortgage Records of Klamath County, Oregon, to secure the payment of \$15,000.00 plus additional advances.
6. Contract of Sale, including the terms and provisions thereof, by and between Ronald Hales and Nancy Hales, husband and wife, purchasers, and Julie M. Moore, seller, dated August 2, 1982, recorded August 27, 1982, in Volume M-82 on page 11292, Deed Records of Klamath County, Oregon.
7. Any further reservations, restrictions, rights of way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Key Title Co.
 of April A.D., 19 91 at 11:36 o'clock A M., and duly recorded in Vol. M91
 of Deeds on Page 6730
 Evelyn Biehn
 By Orlene M. Henderson County Clerk

FEE \$33.00