

1380

WARRANTY DEED

Vol. 75 Page 6243.

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE ASHTON and MARY ASHTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY WAYNE MAXWELL and MARY ALICE MAXWELL, 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 East 165 feet of Lot 122 and the North 20 feet of the East 165 feet of Lot 121 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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 herein above stated

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 \$ 25,050.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 7 day of June, 1975; 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 OREGON,)
County of Klamath) ss.
June 4th, 1975

Personally appeared the above named LAWRENCE ASHTON and MARY ASHTON, husband and wife

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

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires 6/1/79

STATE OF OREGON, County of) ss.
June 4th, 1975

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 _____, 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)

Lawrence and Mary Ashton
4110 Hemlock Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Jerry Wayne and Mary Alice Maxwell
2110 Hemlock Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mrs. & Mr. Jerry W. Maxwell
4344 Skaggs Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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

3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations contained in deed from Charles W. Miller and Naomi K. Miller, husband and wife, to Harold H. Watier and Katherine A. Watier, husband and wife, dated March 20, 1944, recorded September 29, 1944 on page 343 of Volume 169 of Deeds, records of Klamath County, Oregon, as follows: "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of the adjoining property owners. Subject to the restriction that no dwelling house costing less than \$1,000.00 shall be placed upon said land; that such dwelling shall be set back at least 30 feet from property line on street and shall be finished in a workmanlike manner."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 4th day of June 3:15 A. D. 19 75 at 1 o'clock P. M., and
duly recorded in Vol. M 75, of DEEDS on Page 6243

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel D. Drazie