

29834

KNOW ALL MEN BY THESE PRESENTS, That RICKEY K. MAXWELL and PATRICIA A. MAXWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD D. MCVEY and CAROL F. MCVEY, husband and wife

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 11, Block 7 of WINCHESTER, TRACT NO. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Utility and irrigation easements as shown on dedicated plat.
5. Reservations in plat dedication.
6. Covenants, conditions and restrictions, imposed by instrument, recorded September 9, 1971 in Volume M71, page 9617, Microfilm Records 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 as set forth above

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 \$ 34,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of May, 19 77; 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)

Rickey K. Maxwell  
Rickey K. Maxwell  
Patricia A. Maxwell  
Patricia A. Maxwell

STATE OF OREGON,

County of Klamath } ss.  
May 18, 19 77.

Personally appeared the above named  
Rickey K. Maxwell and Patricia A. Maxwell

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

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:

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 19th day of MAY, 19 77, at 11:57 o'clock A.M., and recorded in book M77 on page 8752 or as file/reel number 29834.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00

After recording return to:

First Federal  
Shasta Plaza Branch  
City

NAME, ADDRESS, ZIP

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

First Federal  
Shasta Plaza Branch  
City

NAME, ADDRESS, ZIP