WARRANTY DEED

45044 KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul A. Maxson and Dorothy F. Maxson

, 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:

Lot 6, Block 6, Original Plat of Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records of Klamath County, Oregon.

HE SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDEL

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 easements and restrictions of record or apparent on the face of the land.

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 \$ 5,200.00MXXXXX consideration (indicate which). (The sentence between the symbols (), it 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 20 th day of March

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, offix corporate seal)

STATE OF OREGON, County of . Klamath March 20,

Personally appeared the above named E. J. SHIPSEY, a general partner of Klamath River Acres of Oregon, Ltd.

and acknowledged the foregoing instruvoluntary act and deed. ment to be

COFFICIAL Della M. Ellensbol SEAL)

Notary Public for Oregon My commission expires: 4/18/80

Attorney-in-fact for BENJAMIN CORTIS HARRIS a General partner of Klamath River Aeres of Oregon, STATE OF OREGON, County of ...

Personally appearedwho, 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

Notary Public for Oregon My commission expires:

KLAMATH RIVER ACRES OF OREGON, LTD. Box 52

97627
GRANTOR'S NAME AND ADDRESS Keno, Ore.

Paul A. Maxeon and Dorothy F. Maxeon 3907 Cerritos Ave.

90807 Long Beach, Calif.

After recording return to:

ransamerica -ESCROW DLAK

NAME, ADDRESS, ZIP

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

Paul A. Maxson and Dorothy F. Maxson 3907 Cerritos A_ve.

Long Beach, Calif. 90807

RECORDER'S USE

SPACE RESERVED

Bv

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the . 19

o'clock . M., and recorded Mf in book on page

file/reel_number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

Deputy

STATE OF OREGON ss County of Klamath

On the 20th day of March, 1978, personally appeared E. J. SHIPSEY, who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.

FATE OF OREGON; COUNTY OF KLAMATH; S.

Filed for record at request of Transamerica Title Co.

this 22nd day of March

A. D. 19 78 at 3:23 clock PM., are fully recorded in Vol. M78 , of Deeds

--- on Page **5466** Wm D. MILNE, County Class

Fee \$6.00