

54939

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jimmie Franklin Maxwell and Cassandra

Sue Maxwell, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry L. Maxwell and Bettie 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:

Lot 8, Block 8, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Liens and assessments of the Stewart-Lenox Sewer Association.

(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 as listed above or those apparent upon the land, if any, as of the date of this deed.

and that grantee 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 \$ 31,500.00

However, the actual consideration consists of or includes other property or value given or promised which is (describe here) The sentence between the symbols () if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and with in 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 13 day of September, 1978 ;

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.

Jimmie Franklin Maxwell
Jimmie Franklin Maxwell

Cassandra Sue Maxwell
Cassandra Sue Maxwell

STATE OF OREGON,

County of Klamath

September 13, 1978

STATE OF OREGON, County of

Klamath

ss.

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

Personally appeared the above named
Jimmie Franklin Maxwell and Cassandra Sue Maxwell

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

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.

Declarations were:

(OFFICIAL SEAL)

Before: *Reade Steele*
Notary Public for Oregon
My commission expires July 13, 1981

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jimmie Franklin Maxwell

Henry Lee Maxwell

Henry Lee Maxwell

4534 Douglas

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of September, 1978, at 10:48 o'clock A.M., and recorded in book 778 on page 20302 or as file/reel number 54939.

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

Wm. D. Milne

Recording Officer
By *Bernice H. Smith* Deputy

Fee \$3.00

State Department of Veterans Affairs
1225 Ferry Street, S. E.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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