

55743

KNOW ALL MEN BY THESE PRESENTS, That Sharon Ambruster, husband and wife,

David J. Ambruster and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jimmie F. Maxwell and Candace S. Maxwell, husband and wife, hereinafter called the grantees, does

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain lot of property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3, Block 2, Tract No. 1008 known as BANYON PARK, in the County of Klamath, State of Oregon. Subject, however, to the following:

1. Taxes for the year 1977-79 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

(For continuation of this deed see reverse side of this document)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized and in possession of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, and that if any, as of the date of this deed, 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 \$ 41,800.00. The consideration consists of or includes other property or value given or promised which is as follows:

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made 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 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.

David J. Ambruster

David J. Ambruster

Sharon Ambruster

STATE OF OREGON, County of Klamath, ss.

September 18, 1978

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

B. C. HANCOCK

Notary Public for Oregon

My commission expires: JULY 12, 1981

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____ ss.

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 attixed.

Recording Officer

By _____ Deputy

After recording return to
Klamath Falls, OR
Klamath Falls, OR

Should a change in recording address be required, the following address shall be used:

SANDY ANN MOORE

21562

21562

Subject to the terms and provisions of that certain instrument recorded July 14, 1970 in Volume M-70 at page 6137, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Canyon Park Subdivision.

7. Covenants, easements, restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded December 30, 1970

Book: M-70 Page: 11421

OF OREGON, COUNTY OF KLAMATH; ss: _____

for record at request of _____ Transamerica Title Co.

28th day of September A.D. 1970 at _____

Recorded in Vol. M7B of Deeds on Page 21561

W.D. MILNE, County Clerk

Fee: \$6.00

W. J. Smith, Attorney

STATE OF OREGON

County of Klamath

Sept 28 1970

David L. Smith, Attorney

Sept 28 1970

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