

MT 6998

Vol. 779

Page

1641

1-1-74

61363

WARRANTY DEED

Lloyd W. Maxwell

KNOW ALL MEN BY THESE PRESENTS, That

Betty L.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maxwell, 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:

An undivided 1/2 interest to:
A portion of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway #58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 1600 feet to a point which is the true place of beginning; thence at right angles to said highway right of way in a generally Northeasterly direction 189 feet; thence turning an angle to the left 105° 30' 20" from the last mentioned course, run 351 feet 7 inches to a point; thence turning an angle to the left of 27° 30' 45" run 128 feet 11 inches, more or less, to a point on said Northeasterly boundary of said highway, which point is 430 feet Northwesterly when measured along the said Northeasterly boundary of said highway from the point of beginning; thence Southeasterly along the Northeasterly boundary of said Highway, 430 feet to the point of beginning.

NOTE: To have and to hold said undivided one-half interest of said real property and it is the intent and purposes of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

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 January, 1979; 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,

Deschutes

County of

18

1979

Personally appeared the above named
Lloyd M. Maxwell

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

(OFFICIAL SEAL)

Before me:

Margaret Koth
Notary Public for Oregon
My Commission Expires 4/2/79

Notary Public for Oregon
My commission expires:

Lloyd W. Maxwell

PO Box 17

Crescent Lake, Oregon 97425

GRANTOR'S NAME AND ADDRESS

Betty L. Maxwell

PO Box 17

Crescent Lake, Oregon 97425

GRANTEE'S NAME AND ADDRESS

After recording return to:

Central Oregon Escrow

PO Box 567

Bend, Oregon 97701

NAME, ADDRESS, ZIP

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

Lloyd W. & Betty L. Maxwell

PO Box 17

Crescent Lake, Oregon 97425

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19____ 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 _____, 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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of January, 1979, at 11:50 o'clock A.M., and recorded in book 779 on page 1641 or as file/reel number 61363. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By: _____ Deputy

Fee \$8.00

COES

3606

1642

(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 conditions, restrictions and easements of record.

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 \$ None
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ①, 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 January, 1979, 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.

Lloyd W. Maxwell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Deschutes
January 18, 1979

STATE OF OREGON, County of ss.
January 18, 1979

Personally appeared the above named
Lloyd M. Maxwell

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 acknowledged the foregoing instrument to be his 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.

(OFFICIAL SEAL)

Before me:
Margaret Koth
Notary Public for Oregon
NOTARY PUBLIC-OREGON
My Commission Expires 4/2/79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Lloyd W. Maxwell
PO Box 17
Crescent Lake, Oregon 97425
GRANTOR'S NAME AND ADDRESS

Betty L. Maxwell
PO Box 17
Crescent Lake, Oregon 97425
GRANTEE'S NAME AND ADDRESS

After recording return to:
Central Oregon Escrow
PO Box 567
Bend, Oregon 97701
NAME, ADDRESS, ZIP

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

Lloyd W. & Betty L. Maxwell
PO Box 17
Crescent Lake, Oregon 97425
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of January, 1979, at 11:50 o'clock AM, and recorded in book M79 on page 1641 or as file/reel number 61363

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By [Signature] Deputy

Fee \$8.00
8606

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