

LIVELY &amp; HICKS CO.

WARRANTY DEED

Vol. M8/ Page 14824

KNOW ALL MEN BY THESE PRESENTS, That ANDREW J. MAYBERRY and NINA M. MAYBERRY, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. ZWETZIG and WAYNE H. LARIMORE, each as to an undivided  $\frac{1}{2}$  interest, with Right of Survivorship, 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 12 in Block 89 as shown on the map entitled "KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT N. 4" filed in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO: 1) 1981-82 taxes, a lien in an amount to be determined, but not yet payable. 2) Utility easements as amended in the dedication of the recorded plat. 3) Set back provisions as delineated on the recorded plat. 4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 21, 1965 in Volume M65, Page 165, Klamath County Microfilm Records. 5) By-Laws of Highway 66 Unit 4 Road Maintenance Association, including the terms and provisions thereof, as set forth in that certain document recorded May 22, 1974 in Volume M74, Page 6382, Klamath County Microfilm Records.

(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 set forth above and those apparent on the land 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 \$2,950.00. ~~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  $\textcircled{D}$ , 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 17 day of August, 1981; 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, NEVADA )  
County of Lyon ) ss.  
August 17, 1981

Personally appeared the above named  
Andrew J. Mayberry and Nina M. Mayberry

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon Nevada



MARYANN SCEIRINE  
Notary Public - State of Nevada  
Lyon County  
My Commission Expires Nov. 7, 1982

GRANTEE'S NAME AND ADDRESS

After recording return to:

John L. Zwetzig & Wayne H. Larimore  
P.O. Box 263  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

Andrew J. Mayberry  
Nina M. Mayberry  
STATE OF OREGON, County of Klamath ) ss.  
August 17, 1981

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1981, at 10:00 o'clock A.M., and recorded in book/reel/volume No. M81 on page 14824 or as document/fee/file/instrument/microfilm No. 3432, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn county Clerk

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By Bonetha S. Letch Deputy

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

201 AUG 20 AM 10 00