

4969

MTC-10655-K

WARRANTY DEED

Vol. 1781 Page 17353

KNOW ALL MEN BY THESE PRESENTS, That KENNETH M. AMBERS and VALERIE R. AMBERS;
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD N. MAYNARD
and BARBARA J. MAYNARD, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

A parcel of land lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East
of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 132 feet South from the North-
west corner thereof; thence East 330 feet parallel to the North line of said subdivision;
thence South 132 feet parallel to the West line of said subdivision; thence West 330 feet
parallel to the North line of said subdivision to a point on the West line of said
subdivision; thence North on said West line 132 feet to the point of beginning.

ALSO
From the Northwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of
the Willamette Meridian, East along North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 330 feet to an iron
pin; thence South and parallel with section line of said Section 27, 132 feet to an

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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
stated on the reverse side of this deed and those apparent upon the land, if any, as of
the date of this deed

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 \$24,500.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$24,500.00~~
~~the whole consideration paid for this transfer, stated in terms of dollars, is \$24,500.00~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$24,500.00~~
(The sentence between the symbols @, 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 24th day of September, 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)

Kenneth M. Ambers
KENNETH M. AMBERS

Valerie R. Ambers
VALERIE R. AMBERS

STATE OF OREGON,

County of Benton } ss.
September 24, 1981

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared

Personally appeared the above named
KENNETH M. AMBERS and
husband and
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

_____ and
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 be-
half 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
Notary Public for Oregon
My commission expires: 3-27-83

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Mr. & Mrs. Kenneth M. Ambers
Rt. 2 Box 61
Monmouth, OR 97316

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Donald N. Maynard
4102 E. 7th St. Suite 160
Long Beach, CA 90804

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment 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 affixed.

By

Recording Officer
Deputy

iron pin, the true point of beginning; thence Easterly and parallel with North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 198 feet to an iron pin; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly and parallel with North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 198 feet to an iron pin; thence North 132 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.

STATE OF OREGON,

County of BENTON

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE

17355

BE IT REMEMBERED, That on this 29TH day of SEPTEMBER, 1981,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named VALERIE R. AMBERS

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Deane S. Van Syoc
Notary Public for Oregon.
My Commission expires 4/26/1985

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of September A. D. 19 81 at 2:59 P.M.

duly recorded in Vol. M81, of Deeds on 17353.

By Evelyn Biehn, Clerk
Fee \$12.00