

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Maxine Wescom

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maxine Wescom and Richard A. Wescom, 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:

A parcel of land situate in Lot 23 of ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS, Thence South along the East line of said Lot 23, 125 feet to the true point of beginning; Thence continuing South along the East line of Lot 23 100 feet to a point; Thence West, parallel with the North line of Lot 23 100 feet to a point, Thence North parallel with the East line of Lot 23, 100 feet to a point; Thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage; Reservations and restrictions of record; Easements and rights-of-way of record and those apparent on the land.

(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 hereinabove set forth;

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 \$ ADD NAME ONLY. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of _____, 19____; 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,

County of Klamath) ss.
_____ 19____

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-12-85

STATE OF OREGON, County of _____) ss.

19____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maxine Wescom
4621 1st Court
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 14 day of December, 1981, at 2:00 o'clock P.M., and recorded in book/reel volume No. M 81 on page 1329 or as document/fee/file/instrument/microfilm No. 7384, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

TITLE

By Juan McElroy Deputy

Fee \$4.00