

16224

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL S. WAXLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARRY L. SILER and ALICIA M. KEEGAN, husband and wife, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Trust Deed dated October 31, 1980, recorded November 3, 1980; Grantor: Michael S. Waxler, a single man; Trustee: William Sisemore; Beneficiary: Klamath First Federal Savings and Loan Association, which Trust Deed the Grantee herein agrees to assume and pay according to its own terms and conditions.

(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

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 \$ 46,850.00. 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 @, 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 10th day of May, 1982; 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.

Michael S. Waxler  
MICHAEL S. WAXLER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Columbia, May 10, 1982

STATE OF OREGON, County of ss. Personally appeared 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

Personally appeared the above named Michael S. Waxler

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

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: 4/18/1990

Before me: Notary Public for Oregon My commission expires: 4/18/1990

Michael S. Waxler  
1009 Felix  
Magnolia, Ark. 71753  
GRANTOR'S NAME AND ADDRESS

Barry L. Siler and Alicia M. Keegan  
3055 Patterson  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to: Per Grantee  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. No Change  
NAME, ADDRESS, ZIP

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 affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer  
Deputy

EXHIBIT "A"

Lot 31 of Valley View according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also, a strip of land located in the NW 1/4 of Section 12 Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, Valley View Subdivision a duly recorded subdivision plat; thence North 0° 13' West along the East right-of-way line of Patterson Street a distance of 15.0 feet to the center line of the Enterprise Irrigation Canal; thence North 73° 49' East along the centerline of said canal a distance of 124.82 feet to the East line of said Valley View Subdivision; thence South 0° 13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73° 49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record this 8 day of Oct A.D. 1982 at 11:10 o'clock A, and duly recorded in Vol. MS2 of Deeds on a 13469

Fee \$8.00

EVLYN BIEHN County Clerk

By Joyce McShur



STATE OF OREGON

~~Countersigned by me, County Clerk, after the same has been recorded in the office of the County Clerk of Klamath County, Oregon, and the same has been filed for record in the office of the County Clerk of Klamath County, Oregon.~~

Recording Officer  
Deputy