MTC 1163 Brandounty DEED 12 //WY Peda 13 ERS#4040-60-1056 16224 MICHAEL S. WAXLER KNOW ALL MEN BY THESE PRESENTS, That. 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 Trust Deed dated October 31, 1980, recorded November 3, 1980; Grantor: SUBJECT TO: 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 part of the consideration (indicate which).⁽⁾ (The sentence between the symbols⁽⁾, it 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 ____, 19.82; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly puthorized thereto by order of its board of directors. Michael MICHAEL S. WAXLER (If executed by a corporation of the corporation of STATE OF OF STATE OF OREGON, County of ... County of Lerly Personally appeared May 10, 19.8who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the Michael S. Waxler secretary of 14.0 and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in bea corporation, and acknowledged the foregoing instru-201 - 11: voluntary act and deed. 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. Belore 10 Before me 10 Velmarie (OFFICIAL FIGMA SEAL) EAL Nothry Public for Oregon Notary Public for Oregon -11 00 Why continission expires: 4/18/1990 My commission expires: Michael S. Waxler STATE OF OREGON, 1009 Felix Magnolia, Ark 71753 County of GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received toy record on the Barry L. Siler and Alicia M. Keegan day of 3055 Patterson o'clock M., and recorded Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book.....on page.....or as file/reel number....., recording return to: FOR RECORDER'S USE Record of Deeds of said county. Wifness my hand and seal of Per-Grantee County affixed. NAME, ADDRESS, ZIP ested all tax statements shall be sent to the following address. Recording Officer No ChangeDeputy

NAME, ADDRESS, ZIP

EXHIBIT "A"

Let 31 of Valley View according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also, E 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 Elamath, State of Oregon, described as follows:

Ecginning 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 Street 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

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