

KNOW ALL MEN BY THESE PRESENTS, That ANDREW M. MADDOX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
IRENE M. DALTON

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:

The South 69.6 feet of Lot 8, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those of record and Trust Deed, recorded July 8, 1971, in Volume M71, page 7130, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, as Beneficiary, which Grantees herein do not agree to assume nor pay and the Grantors herein have agreed to hold the Grantees harmless therefrom; and Agreement recorded May 12, 1983, in Volume M83, page 7475, Microfilm Records of Klamath County, Oregon, between Dorothy J. Chown aka Dorothy J. Clik, Vendor and Andrew M. Maddox, Vendee which the Grantee named herein agrees to assume and pay in full the Agreement as of the date of this deed.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 44,800.00

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 11th day of September, 1986; 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.

ANDREW M. MADDOX

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
September 11, 1986

Personally appeared the above named
ANDREW M. MADDOX

STATE OF OREGON, County of) ss.
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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

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)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

Andrew M. Maddox
7955 Division
White City, OR

Irene M. Dalton
1405 Wiard Street
Klamath Falls, OR 97603

MOUNTAIN TITLE COMPANY OF
KLAMATH COUNTY

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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of September, 1986, at 4:06 o'clock P.M., and recorded in book M86 on page 16450 or as file/reel number 65867.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Fee: \$10.00 By Deputy