

74477

WARRANTY DEED

MTC-18038K

Vol. M87

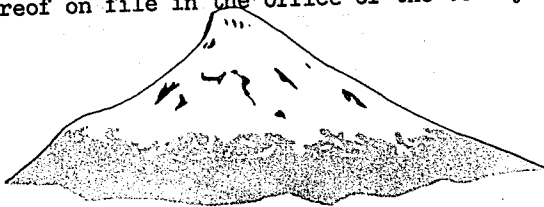
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8085

KNOW ALL MEN BY THESE PRESENTS, That STELLA B. LUSKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
TIMOTHY LEO MAYNARD and DEBORAH JEAN MAYNARD, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 38 of Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according
to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.



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 all those
of record 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 \$60,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the 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 8th day of May, 1987;
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.

Stella B. Lusker
STELLA B. LUSKER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON } ss.
County of ORANGE
May 8, 1987

Personally appeared the above named
STELLA B. LUSKER

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me: J. Keith Lance
Notary Public for Oregon
My commission expires: 4/20/90

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____

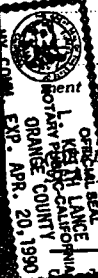
and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, 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 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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:



Stella B. Lusker
25991 Anacada Street
Laguna Hills, CA 92653
GRANTOR'S NAME AND ADDRESS
Timothy Leo Maynard & Deborah Jean Maynard
8301 McLaughlin
Klamath Falls, OR
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, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of May, 1987,
at 10:13 o'clock A.M., and recorded
in book M87 on page 8085 or as
file/reel number 74477.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$10.00