

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 889 Page 2749

97079

MT-20915P

KNOW ALL MEN BY THESE PRESENTS, That ELSA M. JAMIESON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. MAXWELL & REIDA L. MAXWELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 49,250.00

~~However, the actual consideration received for the property or value given or promised which is the whole 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 27th day of January, 19 89; 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.

Elsa M. Jamieson
Elsa M. Jamieson

STATE OF OREGON,
County of Deschutes ss.
Jan 27, 19 89

Personally appeared the above named
Elsa M. Jamieson

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

NOTARY PUBLIC
OFFICIAL SEAL OF Notary Public for Oregon
My commission expires: 9-27-91

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Elsa M. Jamieson
HC 76 Box 1031
La Pine, OR 97739
GRANTOR'S NAME AND ADDRESS
Robert E. Maxwell & Reida L. Maxwell
11914 West 64th St.
Shawnee, Kansas 66216
GRANTEE'S NAME AND ADDRESS

Grantee
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of _____
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 _____

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, thence Southwesterly along the Westerly line of Lot 5, 30 feet, thence Southeasterly 210 feet, more or less, to the most Southerly corner of Lot 4, said Block 4, thence North 45 degrees 36' 15" West 209.74 feet to the point of beginning.

Tax Account No: 2309 001A0 06500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of Feb. A.D., 19 89 at 8:58 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 2749.

Evelyn Biehn . County Clerk

FEE \$13.00

By Pauline Mullendore