

NL 70572

## WARRANTY DEED

Vol. m93 Page 28679

KNOW ALL MEN BY THESE PRESENTS, That FRED L. MAYNARD &amp; MARY LOU MAYNARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \*\*\*\*

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: \*\*\*\* FRED L. MAYNARD AND MARY LOU MAYNARD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MAYNARD LOVING® TRUST DATED OCTOBER 18, 1993, AND ANY AMENDMENTS THERETO.

Lot 9 in 6 of Tract No. 1035, known as GATEWOOD, KLAMATH COUNTY, OREGON

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$-0-

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18TH day of OCTOBER, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

FRED L. MAYNARD

MARY LOU MAYNARD

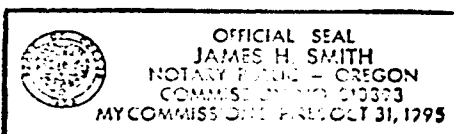
STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on OCTOBER 18, 19 93, by FRED L. MAYNARD &amp; MARY LOU MAYNARD

This instrument was acknowledged before me on , 19 , by

as

of



JAMES H. SMITH

Notary Public for Oregon  
My commission expires 10/31/95

FRED L. &amp; MARY LOU MAYNARD

4701 DRIFTWOOD

KLAMATH FALLS, OR 97603

FRED L. MAYNARD & MARY LOU MAYNARD, TRUSTEES  
MAYNARD LOVING TRUST DATED 10/18/93

4701 DRIFTWOOD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

711 BENNETT AVENUE

MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

FRED L. &amp; MARY LOU MAYNARD

4701 DRIFTWOOD

KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 1st day of Nov. 19 93, at 9:58 o'clock A.M., and recorded in book/reel/volume No. M93 on page 28679 and/or as fee/file/instrument/microfilm/reception No. 70572, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By Debra M. Mendenhall Deputy.

Fee \$30.00