

73338

MOUNTAIN TITLE COMPANY

Vol. m93 Page 34546

WARRANTY DEED

MTC 31841-MK

KNOW ALL MEN BY THESE PRESENTS That JEFFREY A. STRADER and WENDY D. BAKER, as Tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN G. MAXHAM and JOY R. MAXHAM, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Government Lots 4 and 5, Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Together with a 60 foot non-exclusive easement for ingress and egress along the Easterly line of the W1/2 of the W1/2 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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"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." AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." 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 those apparent upon the land, if any, as 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 \$ 18,500.00

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 corporation: and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of December, 1993; 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.

STATE OF OREGON,

County of Klamath ss.
December 20, 1993

Personally appeared the above named
JEFFREY A. STRADER
WENDY D. BAKER

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary if _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

JEFFREY A. STRADER and WENDY D. BAKER
1490 SE GEARY CIRCLE #5
ALBANY, OR 97321

GRANTOR'S NAME AND ADDRESS

STEPHEN G. MAXHAM and JOY R. MAXHAM
11102 SO. SCOTT AVE.
WHITTIER, CA 90604

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEPHEN G. MAXHAM and JOY R. MAXHAM
11102 SO. SCOTT AVE.
WHITTIER, CA 90604

NAME, ADDRESS, ZIP

Until a change is reported will be returned to the following address:

STEPHEN G. MAXHAM and JOY R. MAXHAM
11102 SO. SCOTT AVE.
WHITTIER, CA 90604

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Dec, 19 93, at 3:06 o'clock P.M., and recorded in book M93 on page 34546, or as file/reel number 73338.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas M. Henderson Deputy

Fee \$30.00

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12-23-93P03:06 RCVD

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