

NS

32494

Vol. M97 Page 3764STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 7th day
of February, 1997, at
9:00 o'clock A.M., and recorded in
book/reel/volume No. M97 on page
3764 and/or as fee/file/instru-
ment/microfilm/reception No. 32494,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

1.00 c.c.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WILLIAM F. BROWN & INA BEATRICE BROWN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GILBERT MAXWELL & EVELYN MAXWELL

hereinafter called 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:

STEWART, BLOCK 9, LOT 21

TOWNSHIP 39, RANGE 9, SECTION 7

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):
NO EXCEPTIONS

_____, 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 \$ 18,500. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (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 3 day of FEBRUARY, 1997; if grantor is a corporation, 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.

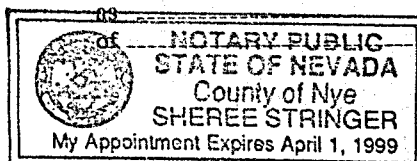
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

William F. Brown
Ina Beatrice Brown

STATE OF NEVADA County of Nye } ss.

This instrument was acknowledged before me on 2/5, 1997,
by William F. Brown

This instrument was acknowledged before me on 2/5, 1997,
by INA BEATRICE BROWN



Notary Public for Nevada
My commission expires 4/1/99

97 FEB -7 A9:00