

NS

41313

97 JUL 18 P3:41

Vol. 1797 Page 22831

JOEL E. MAX

STATE OF OREGON, } ss.
County of _____

Grantor's Name and Address
LELA A. MAX JOEL AND

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

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

JOEL AND LELA MAX

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

JOEL AND LELA MAX
2022 HOMEDALE
KLAMATH FALLS, OR 97603

NAME _____ TITLE _____
By _____, Deputy.

MTCL396-8420

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOEL E. MAX

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOEL E. MAX AND LELA A. MAX HUSBAND AND WIFE

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:

PLEASE SEE ATTACHED EXHIBIT "A"

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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):

THOSE OF RECORD

_____ 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 \$ ~~OTHER THAN MONEY~~ 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 Φ , 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 18 day of JULY, 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 30.630.

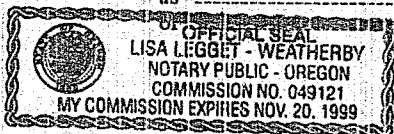
JOEL E. MAX

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JULY 18TH, 1997, by JOEL E. MAX

This instrument was acknowledged before me on _____, 19____, by _____

as _____



Notary Public for Oregon

My commission expires 11/20/99

Parcel 1

Tract 152 of Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #3909-2AC-200
Key #513288

Parcel 2

A parcel of land situated in the W 1/2 of Tract 64, FAIR ACRES SUBDIVISION NO. 1, more particularly described as follows:

Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of Shasta Way a distance of 156.5 feet from the Southwest corner of said Tract 64; thence West along the North boundary of Shasta Way a distance of 71.5 feet to an iron pin; thence North parallel with the West boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence East parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.

Tax Acct. No.: 041 -- 3809-0350C-01600 Key No.: 450504

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of July A.D., 19 97 at 3:41 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 22831.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. Rasmussen