

NS

Vol M99 Page 26160

RENETTE SEASTROM

Grantor's Name and Address  
WALTER S. MAXWELL AND  
GREGORY L. MAXWELL

Grantee's Name and Address  
RENETTE SEASTROM

After recording, return to (Name, Address, Zip):  
Box, Nelson - Postal Box 546  
LENGUE SEASTROM

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
LENGUE SEASTROM  
Postal Box 546  
Box, Oregon 97622

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 6/30/99, at 2:18 p m.  
 In Vol. M99 Page 26160  
 Linda Smith.  
 County Clerk Fee \$ 30 - RL

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Renette Seastrom

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Walter S. Maxwell and Gregory L. Maxwell - with rights of survivorship 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:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY WHICH POINT IS NORTH 45 1/2° WEST 214.4 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34 TOWNSHIP 36 SOUTH RANGE 14 E.W.M.; THENCE SOUTH 45 1/2° EAST 488.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 45 1/2° EAST 100 FEET; THENCE NORTH 79° 34' EAST 265.5 FEET TO THE SOUTH WESTERLY RIGHT-OF-WAY LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY 100 FEET MORE OR LESS; THENCE SOUTH 79° 34' WEST 231.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES MORE OR LESS

(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):

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 \$ 1.00. © 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.)

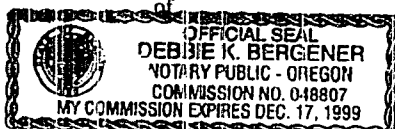
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 6.30 day of June, 1999; 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.

Renette Seastrom

STATE OF OREGON, County of Klamath ss.  
 This instrument was acknowledged before me on June 30, 1999.  
 by Renette Seastrom  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Debbie K. Bergener  
 Notary Public for Oregon  
 My commission expires 12-17-99