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Lenette Seastrom

Grantor's Name and Address

Walter S. Maxwell
Gregory L. Maxwell

Grantee's Name and Address

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

Lenette Seastrom
P.O. Box 596
Rix, Oregon 97622

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

Lenette Seastrom
P.O. Box 596
Rix, Oregon 97622

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 6/30/99, at 2:19 p.m.
In Vol. M99 Page 26161
Linela Smith,
County Clerk Fees \$35 RL

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Lenette 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: Commencing at

an Iron Pipe in the Southwesterly Boundary of the Klamath Falls Lakeview High from which the Quarter Section Corner of the Southerly Boundary of Section 34, Township 36, South Range 14 E.W.M., Bears South 0°45 1/2' East, 2346.0 Feet distance and running thence South 0°45 1/2' East 638.7 Feet to the true Point of Beginning of this description; thence South 0°45 1/2' East 231.4 Feet more or less to a point in the said Southwesterly Boundary of the Klamath Falls-Lakeview Highway. Thence North 20°06' West along said Highway Boundary 50.9 feet; Thence South 79°34' West 214.6 Feet; to the said true point
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) over

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 30 day of June, 19 99; 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 APPLICABLE USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lenette Seastrom

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 30, 19 99,

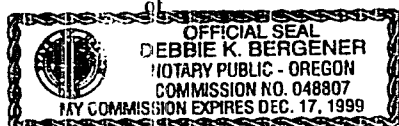
by Lenette Seastrom

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

by _____

as _____

of _____



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

of Beginning, and containing 0.25 Acres, more or less,
and being situate in the Northwest quarter of
the South East quarter ($NW\frac{1}{4} SE\frac{1}{4}$) of section 34,
Township 36, South Range 14, E.W. M. In Klamath
County, Oregon.