



WTZ-64518TA

Vol M04 Page 25333

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rodney E. Towns

291 Flat Rock Road

Glide, OR 97443

State of Oregon, County of Klamath

Recorded 04/27/2004 10:53 a.m.

Vol M04 Pg 25333-35

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

Until a change is requested all  
tax statements shall be sent to  
The following address:

Rodney E. Towns

291 Flat Rock Road

Glide, OR 97443

Escrow No. MT64518-TA

## STATUTORY WARRANTY DEED

Jerry L. Maxwell and Dick J. Maxwell and Pamala J. Maxwell-Reeder (who acquired title as Pamela J. Maxwell), as tenants in common, Grantor(s) hereby convey and warrant to Rodney E. Towns and Yvette B. Towns, as tenants by the entirety and Mark T. Towns not as tenants in common, but with rights of survivorship, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

The Westerly one-half of Lot 17, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed for road purposes in Volume M69, page 6497, Microfilm Records of Klamath County, Oregon.

Account No.: 3909-003CD-05400-000

Key No.: 527941

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$39,000.00.

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.

Dated this 26 day of April, 2004.

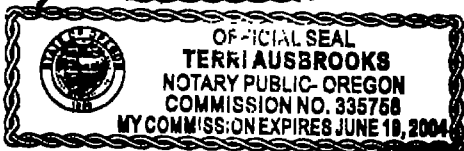
Jerry L. Maxwell  
Jerry L. Maxwell

Dick J. Maxwell by Jerry L. Maxwell his Attorney in Fact  
Dick J. Maxwell

Pamala J. Maxwell-Reeder by Jerry L. Maxwell her Attorney in Fact  
Pamala J. Maxwell-Reeder

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 26, 2004 by Jerry L. Maxwell, ~~Dick J. Maxwell~~ and ~~Pamala J. Maxwell-Reeder~~.



[Signature]  
(Notary Public for Oregon)  
My commission expires 6-19-04

3/10

**ATTORNEY-IN-FACT ACKNOWLEDGMENT**

State of Oregon } ss.  
 County of Clatsop }

On this the 26 day of April, 2004  
 before me, the undersigned Notary Public, personally appeared

Jerry L Maxwell  
 Name of Attorney In Fact

☐ personally known to me – OR –  
☒ proved to me on the basis of satisfactory evidence  
 to be the person whose name is subscribed to the within instrument

as attorney in fact of Dick S. Maxwell  
 Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that he/she subscribed  
 the principal's name thereto and his/her own name as attorney  
 in fact.



Witness my hand and official seal.

[Signature]  
 Signature of Notary Public

**OPTIONAL**

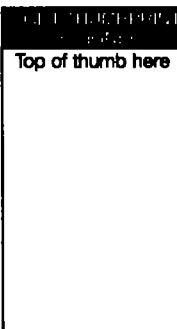
*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



**ATTORNEY-IN-FACT ACKNOWLEDGMENT**

State of Oregon }  
 County of Clatsop } ss.

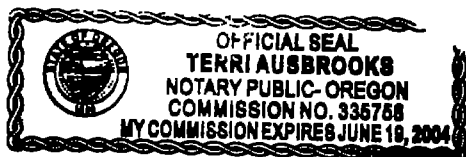
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 before me, the undersigned Notary Public, personally appeared

Terry L. Maxwell  
 Name of Attorney in Fact

☐ personally known to me - OR -  
☒ proved to me on the basis of satisfactory evidence  
 to be the person whose name is subscribed to the within instrument

as attorney in fact of Pamela S. Maxwell  
 Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that he/she subscribed  
 the principal's name thereto and his/her own name as attorney  
 in fact.



Witness my hand and official seal.

[Signature]  
 Signature of Notary Public

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