

05 MAR 28 AM 11:43

State of Oregon, County of Klamath
Recorded 03/28/2005 11:43a m
Vol M05 Pg 20356-57
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

KEVIN W. & SHERRY K. SAILORS
780 SE LACREOLE DR
DALLAS, OR 97338

1st 545050

WARRANTY DEED -- STATUTORY FORM

ROBERT MAXWELL AND REIDA L. MAXWELL INDIVIDUALLY AND AS TRUSTEES OF
THE MAXWELL FAMILY JOINT REVOCABLE LIVING TRUST, DATED OCTOBER 21,
1999., Grantor,

conveys and warrants to

KEVIN W. SAILORS and SHERRY K. SAILORS, as tenants by the entirety, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 5, Block 4, Wagon Trail Acreages No. 1, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon, Excepting therefrom, the following: Beginning at the most
Northerly corner of Lot 5, Block 4, Wagon Trail Acreages No. 1, thence
Southwesterly along the Westerly line of Lot 5, 30 feet, thence
Southeasterly 210 feet, more or less, to the most Southerly corner of Lot
4, said Block 4, thence North 45 36'15" West 209.74 feet to the point of
beginning.

Tax Account No(s): R127838
Map/Tax Lot No(s): 2309-1A-6500

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$159,000.00 .

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 25th day of March, 2005

Robert Maxwell
ROBERT MAXWELL, TRUSTEE

Reida L. Maxwell
REIDA L. MAXWELL, TRUSTEE

Robert Maxwell
ROBERT MAXWELL, INDIVIDUALLY

Reida L. Maxwell
REIDA L. MAXWELL, INDIVIDUALLY

205

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

20357

This instrument was acknowledged before me on March 25, 2005 by ROBERT MAXWELL AND REIDA L. MAXWELL, TRUSTEES OF THE MAXWELL FAMILY JOINT REVOCABLE LIVING TRUST DATED OCTOBER 21, 1999. *and as individuals.*

Nicole L. Powell

(Notary Public for Oregon)

My commission expires

2/28/08

TITLE NO. 7029545050
ESCROW NO. 14-0015105

