

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Melvin L. Stewart and Mary Lou Stewart, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marvin Messer and Ronald E. Waite

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8 in Block 27, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 a Trust Deed in favor of the First National Bank of Oregon recorded November 5, 1962 in Mortgage Records Volume 213 page 582, Klamath County, which the grantee herein agrees to assume and pay the balance.

and that grantor will warrant and forever defend the above granted 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 \$ 10,717.13. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28th day of December, 1973.

X Melvin L. Stewart

X Mary Lou Stewart

STATE OF OREGON, County of Klamath, ss. December 28, 1973. Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William B. Doane Notary Public for Oregon My commission expires 7-1-74

(OFFICIAL SEAL)

NOTE-The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO Ronald E. Waite 5281 Bartlett Klamath Falls, Oregon

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath, ss.

I certify that the within instrument was received for record on the 28 day of Dec, 1973, at 3:30 o'clock P.M., and recorded in book M-73 on page 16531 or as file number 84644, Record of Deeds of said County.

Witness my hand and seal of County affixed. Wm. D. Milne

County Clerk Title By Mary L. Lissay Deputy

2.00

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