

28-01402

Vol. 114 Page 12017

92836

-WARRANTY DEED-

MELVIN L. STEWART and MARY LOU STEWART, husband and wife, grantors, convey to JAMES W. BARRETT and HELEN L. BARRETT, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 6 of Tract No. 1035 known as GATEWOOD, Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, dated June 5, 1974, recorded June 12, 1974 in Boock M-74 at page 7244 Microfilm Records, given to secure the payment of \$29,500 with interest thereon and such future advances as may be provided therein, executed by Melvin L. Stewart and Mary Lou Stewart, to Transamerica Title Insurance Company, as trustee for Beneficiary, Equitable Savings & Loan Association, an Oregon corporation, which Trust Deed Grantees herein assume and agree to pay.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1974-75 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty-Four Thousand Nine Hundred and No/100ths (\$34,900.00) DOLLARS.

Dated this 9 day of Sept, 1974.

STATE OF OREGON)
County of Klamath) ss.
Sept. 9, 1974.

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. Before me:

James W. Barrett
Notary Public for Oregon
My Commission expires: 7/1/76

Until a change is requested all tax statements shall be mailed to the following address: *Equitable Savings & Loan, 1300 S.W. Sixth Avenue, Portland, Oregon 97201*

VANDENBERG AND BRANDSNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

After recording return to:
JAMES W. BARRETT and HELEN L. BARRETT
2413 WESTERN ST., KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Transamerica Title Ins

this 9 day of Sept A.D. 1974 at 3:52 o'clock P.M., and duly recorded in
Vol. M-74 of deeds on Page 12017

2.00

WILLIAM D. MILLER, County Clerk
By *James W. Barrett* Deputy