

95318

## WARRANTY DEED (INDIVIDUAL)

vol. 24 Page 15317

MELVIN L. STEWART and MARY LOU STEWART, husband and wife

PHYLLIS A. VAN GRIETHUYSEN, hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as: A tract of land situated in Tract 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Northeast corner of said Tract 2A, which is also at the intersection of the Westerly line of Homedale Road and the Southerly line of the O.C. & E. Railroad; thence North 66°39'30" West along the Northerly line of said Tract 2A, a distance of 74.72 feet; thence South 24°38'57" West a distance of 95.71 feet; thence Southeasterly to a point on the East line of said Tract 2A, that is South 00°20' West 92.88 feet from the point of beginning; thence North 00°20' East a distance of 92.88 feet to the point of beginning.

- SUBJECT TO:
1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
  2. Trust Deed, including the terms and provisions thereof, dated April 5, 1974, recorded April 10, 1974 in Book M-74 at page 4379, Microfilm Records, in favor of Equitable Savings and Loan Association, which Grantee herein assumes and agrees to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 33,500.00

Dated this 27th day of November, 19 74

Melvin L. Stewart  
Melvin L. Stewart

Mary Lou Stewart  
Mary Lou Stewart

STATE OF OREGON, County of Klamath ss.

On this 2nd day of December, 19 74 personally appeared the above named Melvin L. Stewart and Mary Lou Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington  
Notary Public for Oregon

My commission expires: 3-21-77

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:  
Mrs. Phyllis A. Van Griethuysen  
4617 Larry Place  
Klamath Falls, Oregon 97601  
Until a change is requested, all tax statements  
shall be sent to the following address:

Equitable Savings & Loan Assoc.  
Box 1759 Klamath Falls, Oregon 97601  
Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of December, 19 74 at 4:00 o'clock P.M. and recorded in book M 74 on page 15317 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Hazel Dray

Deputy

fee 2.00