

98022

28-8477

SPECIAL WARRANTY DEED

Vol. 15 Page 1786

KNOW ALL MEN BY THESE PRESENTS, That NuPacific Company, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Melvin L. Stewart and Mary Lou Stewart, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 21, Block 6, Gatewood Tract 1035, Klamath County, Oregon.

RECEIVED FEB 14 1975

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,800.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols (H), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of February, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires

NuPacific Company  
Howard L. Hubbard Vice President  
R.L. Foote Secretary

STATE OF OREGON, County of Multnomah ) ss.  
February 11th, 1975  
Personally appeared Howard L. Hubbard and R.L. Foote, who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the secretary of

NuPacific Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: September 3, 1978

(OFFICIAL SEAL)

NuPacific Company

GRANTOR'S NAME AND ADDRESS  
Melvin L. Stewart

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First Federal Sav. & Loan Assoc.  
2943 South 6th Street  
Klamath Falls, Oregon 97601

Until a change is requested all fee statements shall be sent to the following address:  
First Federal Sav. & Loan Assoc.  
2943 South 6th Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of FEBRUARY, 1975, at 10:45 o'clock AM., and recorded in book M.75 on page 1786 or as file/reel number 98022. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
Deputy

PRK \$ 2.00