

1363

SPECIAL WARRANTY DEED

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 26, Block 6, Gatewood Tract 1035, Klamath County, Oregon.

RECEIVED JUN 4 1975
11:15 AM

(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 \$ 3,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 1st day of May, 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.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires _____

NuPacific Company

STATE OF OREGON, County of Multnomah } ss.
May 1, 1975
Personally appeared _____ Rudy Fretz _____ and
Rebecca J. Leffler _____ 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
Assistant _____ 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 the
hall 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:
Candy Lamoreaux _____ (OFFICIAL
Notary Public for Oregon SEAL)
My commission expires: 4-23-76

NuPacific

GRANTOR'S NAME AND ADDRESS

Melvin L. Stewart, et ux

GRANTEE'S NAME AND ADDRESS

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

Until a change is requested all tax statements shall be sent to the following address.
First Federal Sav. & Loan Assoc.
2943 South 6th Street
City 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of JUNE, 1975, at 11:15 o'clock A.M., and recorded in book M 75 on page 6215 or as file/reel number 1363, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Chaz Deputy

FEE \$ 2.00