

1993

389109

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 16 Block 3, GATEWOOD TRACT 1035, Klamath County, Oregon.

RECEIVED
JUL 15 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 \$ 4,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 12 day of June, 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.

NUPACIFIC COMPANY, an Oregon corporation

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 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 _____

STATE OF OREGON, County of Multnomah) ss.
June 12, 1975

Personally appeared R. 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 Executive Vice president and that the latter is the Asst. secretary of Nupacific Company.

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 behalf 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
Notary Public for Oregon

My commission expires:

4/23/76

(OFFICIAL SEAL)

Nupacific Company
Suite 303, 2611 S. W. Third
Portland, Oregon 97201

GRANTOR'S NAME AND ADDRESS

Melvin L. Stewart, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:
First Federal Savings & Loan Assoc.
2943 S.O. 6th Street
City 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
First Federal Sav. & Loan Assoc.
as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 20th day of JUNE, 1975, at 3:15 o'clock P.M., and recorded in book M 75 on page 7037 or as file/reel number XXXX 1993, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Hays Deputy Recording Officer

FEE \$ 2.00

SPACE RESERVED
FOR
RECORDER'S USE

RECEIVED JUN 20 1975

The borrower must pay the full amount of the loan at the time of recording. If the borrower fails to do so, the lender may foreclose on the property. The borrower must also pay the recording fee and the fee for this document. The borrower must also pay the fee for the recording of the deed. The borrower must also pay the fee for the recording of the deed. The borrower must also pay the fee for the recording of the deed.