

38-7796

## -WARRANTY DEED-

MELVIN L. STEWART and MARY LOU STEWART, husband and wife,  
Grantors, convey to THEODORE A. THOMAS and PATRICIA A. THOMAS, hus-  
band and wife, as Grantees, all that real property situate in the  
County of Klamath, State of Oregon, described as:

Lot 7 in Block 4, Tract No. 1087, FIRST ADDITION  
TO BANYON PARK, Klamath County, Oregon

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; rules,  
regulations, liens and assessments of water users and sanitation dis-  
tricts; 1975-76 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  
Twenty Eight Thousand Nine Hundred and No/100ths (\$28,900.00) DOLLARS.

DATED this 13th day of October, 1975.

*Melvin Stewart*

*Mary Lou Stewart*

STATE OF OREGON )  
County of Klamath ) ss.

October 13, 1975, 1975.

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:

After recording return to:  
Klamath Falls Real Estate  
Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601

*Betha J. Stinson*  
Notary Public for Oregon  
My Commission expires 2-28-77

Until a change is requested, all tax statements shall be  
mailed to the following address: United States National Bank of Oregon.  
% Realty Tax Service, 321 S. W. Fourth Avenue, Portland, Oregon 97204

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 15th day of October A. D. 1975 at 10:50 o'clock AM, and

duily recorded in Vol. M 75, of DEEDS on Page 12764

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

FEE \$ 3.00

Wm D. MILNE, County Clerk

By *Wm D. Milne*