

10293

1-1-74

## WARRANTY DEED

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38-10325

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY D. GRAVES and CANDISS F. GRAVES, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 7, GATEWOOD, Tract No. 1035, Klamath County, Oregon.

## SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record, including those in the plat of Gatewood.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,500.00

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 ©, 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 16th day of February, 1976; 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)

Melvin L. Stewart  
Mary Lou Stewart

STATE OF OREGON,

County of Klamath } ss.  
February 16, 1976

Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-28-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of FEBRUARY, 1976, at 4:24 o'clock P.M., and recorded in book M. 76 on page 2182 or as file/reel number 10293.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. MILNE

Recording Officer

By Hazel L. Hazen Deputy

FEE \$ 3.00

After recording return to:

Klamath Falls Real Estate Finance Center  
P.O. Box 1060  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

United States National Bank of Oregon  
c/o Realty Tax Service, 321 S. W. Fourth  
Ave., Portland, Oregon 97204

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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