

1-174

38-11327

18391

SPECIAL WARRANTY DEED

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13595

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 15 Block 4, GATEWOOD TRACT 1035, Klamath County, Oregon.

(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 \$ 4,500.00

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 O.R.S. 21.030.)

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 6th day of July, 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)

STATE OF OREGON,

County of Klamath ss.  
August 31, 1976

Personally appeared the above named

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires

NUPACIFIC COMPANY

STATE OF OREGON, County of Multnomah ss.  
July 6, 1976

Personally appeared M. L. Currin and Candy Lamoreaux

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice

Assistant 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 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: 6-22-80

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of AUGUST, 1976,

at 3:41 o'clock P.M., and recorded in book M. 76 on page 13595 or as file/reel number 18391

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan  
2943 S. Sixth Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP