

38-11292

FORM No. 633—WARRANTY DEED (Individual or Corporate)

MILNE'S LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

18451

WARRANTY DEED

Vol. 76 Page 13695

KNOW ALL MEN BY THESE PRESENTS, That MARVIN C. KUPERS and MARY F. KUPERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY LEE STEWART and ELEANOR STEWART, 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:

Tract 104 PLEASANT HOME TRACTS #2, Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, reservations, rights, rights of way and easements now of record.

(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 except as set out above

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 \$4,300.00

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 30 day of August, 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)

Marvin C. Kupers

Mary F. Kupers

STATE OF OREGON, ALASKA }
THIRD JUDICIAL DISTRICT } ss.
August 30, 1976

STATE OF OREGON, County of _____) ss.
, 19 _____

Personally appeared _____ and

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 _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named Marvin C. Kupers and Mary F. Kupers

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

Before me: *Shanda Pucanus*
(OFFICIAL SEAL)
Notary Public for Alaska
My commission expires: 6-6-80

Marvin C. Kupers, et ux
Star Rt. "A", Box 238
Anchorage, Alaska 99502
GRANTOR'S NAME AND ADDRESS

Roy Lee Stewart, et ux
1338 Mahoney Rd.
Rodeo, CA 94572
GRANTEE'S NAME AND ADDRESS

After recording return to:
Transamerica Title - Kathy

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Roy Lee Stewart, et ux
1338 Mahoney Rd.
Rodeo, CA 94572
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of SEPTEMBER, 1976, at 3:51 o'clock P.M., and recorded in book M 76 on page 13695 or as file/reel number 18451, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Chaz* Recording Officer
Deputy