

L#0141051 7A 38-11946

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

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

1-1-74

23527

WARRANTY DEED

Vol. 76 Page 20819



KNOW ALL MEN BY THESE PRESENTS, That MELVIN STEWART

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY D. DEARING and NELLIE M. DEARING, 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 15 in Block 2 of Tract No. 1099, ROLLING HILLS,

- SUBJECT TO: 1) Regulations of Klamath Basin Improvement District.\*  
 \*Subject to terms of instrument recorded July 24, 1970 in book M-70, page 6187.  
 2) Reservations & restrictions as shown in deed recorded January 30, 1909 in book 25, page 472.  
 3) Plat restrictions of Tract #1099, Rolling Hills  
 4) Covenants & restrictions as contained in instrument, recorded October 15, 1974 in Book M-74, page 13469.  
 5) Covenants & restrictions, as contained in instrument, recorded October 16, 1974 in M-74, page 13496; and amendment recorded October 1, 1975 in M-75, page 11919.

(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 \$46,480.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28th day of December, 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.

Melvin Stewart  
 Melvin Stewart

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
 County of Klamath } ss.  
 December 28, 1976

Personally appeared the above named  
 Melvin Stewart

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

Before me, *Donald V. Boon*  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 11-12-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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:

(OFFICIAL SEAL)

STEWART

GRANTOR'S NAME AND ADDRESS

DEARING

GRANTEE'S NAME AND ADDRESS

After recording, return to:  
 SHASTA PLAZA BRANCH  
 First Federal Savings & Loan Association  
 OF KLAMATH FALLS, OREGON  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
 SHASTA PLAZA BRANCH  
 First Federal Savings & Loan Association  
 OF KLAMATH FALLS, OREGON  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of DECEMBER, 1976, at 10:15 o'clock A.M., and recorded in book M-76 on page 20819 or as file/reel number 23527. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
 Recording Officer  
 By *Hazel Dray* Deputy

FEE \$ 3.00