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MTC-4755

FORM No. 433-WARRANTY DEED (Individual or Corporate)

1-1-74

40412

MTC-4755  
WARRANTY DEED Vol. 11 Page 24167

STEVENS NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. STEWART, JR. and ALICE C. STEWART, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD P. APPS, JR.,

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:

The Southerly 65 feet of Lots 21, 22, 23 and 24 in Block 10, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Enterprise Irrigation District.
3. Reservations in dedication of St. Francis Park.
4. Reservations and restrictions, recorded October 8, 1948 in Volume 225, page 474, Deed Records of 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 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 those as set forth above and those apparent upon the land

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 \$31,900.00. 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 12<sup>th</sup> day of December, 1977; 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)

Charles A. Stewart, Jr.  
Alice C. Stewart

STATE OF OREGON, )  
County of Klamath ) ss.  
December 12, 1977

Personally appeared the above named Charles A. Stewart, Jr. and Alice C. Stewart,

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

Before me: Gerald V. Beem

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of ) ss.  
December 12, 1977

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
Savings & Loan

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 14<sup>th</sup> day of December, 1977, at 12:35 o'clock P.M., and recorded in book M77 on page 24167 or as file/reel number 40412.

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

Wm. D. Milne

By Berntha S. Ketch Deputy  
Recording Officer

Fee \$3.00