

84-41788 TA 3P-18048

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

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

1-1-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS ROY STUART and KAREN LEE STUART, husband and wife

hereinafter called the grantor, for the consideration herein after stated, to grantor paid by LUIS PONCE and ROWENA PONCE, 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 5, INDEPENDENCE TRACTS

Subject to: Taxes for fiscal year commencing July 1, 1979, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Independence Tracts;

(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

above set forth,

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 \$ 28,500.00

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 18 day of April, 1979; 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)

Karen Lee Stuart

STATE OF OREGON, }
County of Klamath } ss.
18 April, 1979

STATE OF OREGON, County of } ss.
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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

Personally appeared the above named Douglas Roy Stuart and Karen Lee Stuart

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

Before me, [Signature]
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-30-81

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:

SPASTA BRANCH, Klamath Falls, OR

SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SPASTA BRANCH, Klamath Falls, OR

SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

cont.

Mortgage, including the terms and provisions thereof, dated December 5, 1961, recorded December 6, 1961, in Volume 207 at page 27, Mortgage Records, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

called for record at request of Transamerica Title Co.

this 20th day of April A. D. 1979 at 3:48 clock P.M., in

County of Deeds on Page 8982

fully recorded in Vol. 179, of Deeds

W. D. MILNE, County Clerk

By Bernetha J. Fetsch

Fee \$6.00