

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Richard Gamegan and Bette Lou Gamegan, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Samuel R. Stewart and Shirley Ann 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: The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East, Willamette Meridian, consisting of ten (10) acres, more or less. Refer to Partition Map recorded and approved 12/1/70, Klamath County, Oregon. Subject to: A non-exclusive easement for road and utility purposes 60 feet in width, the centerline of which is the East line of the West $\frac{1}{4}$ of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East, Willamette Meridian.

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 easements of record and those apparent to 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 \$ 5,100.00

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 26th day of September, 1978; 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.

Richard Gamegan
Bette Lou Gamegan

(If executed by a corporation, affix corporate seal)

(Individual)

STATE OF CALIFORNIA
COUNTY OF Madera

On September 29, 1978

State, personally appeared Richard Gamegan and Bette Lou Gamegan before me, the undersigned, a Notary Public in and for said

to be the person whose name subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Marie C. Waldrop

Richard Gamegan and Bette Lou Gamegan
49953 Gamegan Way
Oakhurst, California 93644

Samuel R. and Shirley A. Stewart
5809 Vineland Ave.
North Hollywood, California 91601

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TITLE INSURANCE AND TRUST
ATICOR COMPANY

OFFICIAL SEAL
MARIE C. WALDROP
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MADERA COUNTY
MY COMMISSION EXPIRES OCT. 3, 1981

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 1978, at 3:15 o'clock P.M., and recorded in book M79 on page 22815 or as file/reel number 74528.

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

Wm. D. Milne
By Bernetha Leto, Deputy
Fee \$3.50