

MELVIN L. STEWART and MARY LOU STEWART, husband and wife

CLAUDE EUGENE BEEBE

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:all that real property situated in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Taxes for the year 1981-82, a lien in an amount to be determined, but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof, dated October 31, 1953, recorded November 9, 1953 in Book 264 at page 26, in favor of The California Oregon Power Company, a California Corporation, for 25 foot wide right of way for electrical transmission lines across the SE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 35, Twp 38 S., R 9 EWM. (No exact location given)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of North Hills, Tract No. 1152.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See above

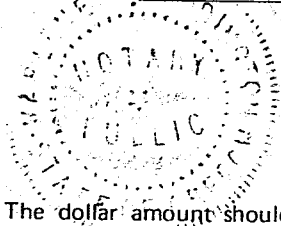
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 65,000.00 \*Dated this 29th day of October, 19 81.

Melvin L. Stewart  
Mary Lou Stewart

STATE OF OREGON, County of Klamath ) ss.

On the 30th day of October, 19 81 personally appeared the above named  
Melvin L. Stewart and Mary Lou Stewart and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me

Darlene P. Addington  
Notary Public for Oregon  
My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Tax &amp; Statements to:

Mr. Claude Eugene Beebe  
1827 Warden  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record  
on the 30th day of October, 19 81  
at 4:03 o'clock P M. and recorded in book M81  
on page 19006 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Bernetha A. Letcher Deputy

Fee \$4.00