

1-1-74

## WARRANTY DEED

Vol. M83 Page 290820786  
KNOW ALL MEN BY THESE PRESENTS, That Carol E. Stephens

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Max R. and, or Carol E. Stephens, 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 19 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES,  
EXCEPTING that portion lying within the limits of Delaware Street.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and / or lien for irrigation and / or drainage; Easements and rights of way of record and those apparent on the land; Rules, regulations, liens and assessments of South Suburban Sanitary District.

(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

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 \$  
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 24 day of February, 1983;  
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.

Carol E. Stephens

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 24, 1983

Personally appeared the above named  
CAROL E. STEPHENS

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

Before me:

W. W. Keeney

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 10, 1985

STATE OF OREGON, County of K/A ) ss.  
19

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

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 \_\_\_\_\_

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:

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 24 day of Feb., 1983 at 3:04 o'clock P.M., and recorded in book/reel/volume No. M83 on page 2908 or as document/fee/file/instrument/microfilm No. 20786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By \_\_\_\_\_ Deputy

Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carol E. Stephens  
3211 Delaware St.  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

cal 410