

MELVIN L. STEWART

LLOYD N. CLODFELTER and LOLITA M. CLODFELTER, husband and wife

hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 1, Block 9, Tract No. 1152, NORTH HILLS, in the County of Klamath, State of Oregon.  
SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
Dated : October 31, 1953  
Recorded : November 9, 1953 Book: 264 Page: 26  
In favor of : The California Oregon Power Company, A California Corp.  
For : 25 foot wide right of way for electrical transmission  
lines across the SE 1/4 Sec. 35, Twp 38 S., R 9 EWM.
2. 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED HEREIN. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way,  
and easements of record.

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 \$ 95,275.00 \*

\*\*

Dated this 30th day of January, 1984.

*Melvin L. Stewart*  
MELVIN L. STEWART

STATE OF OREGON, County of Klamath ) ss.

January 31, 1984 personally appeared the above named  
Melvin L. Stewart and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

*Darlene V. 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)

Melvin L. Stewart

TO

Lloyd Clodfelter

Lolita Clodfelter

After Recording Return to: Taxes,

Lloyd Clodfelter

Lolita Clodfelter

C/O T.A.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record  
on the 31st day of January, 1984  
at 3:43 o'clock P.M. and recorded in book 184  
on page 1667 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biern

Klamath County Clerk

Title

By

*Paul Smith*

Deputy

1984 JAN 31 9:13 43