

1-1-74

39086

WARRANTY DEED

Vol. M84 Page 12404

KNOW ALL MEN BY THESE PRESENTS, That MAX R. AND CAROL E. STEPHENS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAX R. STEPHENS, or CAROL E. STEPHENS, or CHERYL SPELLMAN, with rights of survivorship, 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 regulation issued there-  
under; 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.

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

(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 \$.....

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 ..... day of ....., 19.....; 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)

*Carol E. Stephens*  
*Max R. Stephens*

STATE OF OREGON, }  
County of Klamath } ss.  
July 23, 19 84

Personally appeared the above named

CAROL E. and MAX R.  
STEPHENS

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

PUBLIC

Notary Public for Oregon

My commission expires: 8-27 86

STATE OF OREGON, County of ..... ) ss.

....., 19.....

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

....., a corporation,

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 be-

half 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, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
23 day of July, 1984,  
at 2:56 o'clock P.M., and recorded  
in book/reel/volume No. M84 on  
page 12404 or as document/fee/file/  
instrument/microfilm No. 39086,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By *Tom Smith*, Deputy

Fee: \$4.00 Index: \$1.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Carol Stephens*  
*3211 Alameda Ave*  
*Klamath Falls, OR*  
*97603*

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

5.00

84 JUL 23 PM 2 56