

43437

WARRANTY DEED

Vol. 1184 Page 19696

KNOW ALL MEN BY THESE PRESENTS, That M.L. Stewart, Inc. an Oregon Corp., & Maurice E. Bercot & Kenneth L. Tuttle, M.D.P.C., Employees Profit Sharing and Pension Fund for Kenneth L. Tuttle, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT MULLEN

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 5, in Block 1, Tract No. 1225, TANGELWOOD SUBDIVISION, in the County of Klamath, State of Oregon.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, Recorded June 19, 1970 Book M-70 Page 5057.

2. An easement created by instrument, including the terms and provisions thereof, Recorded August 19, 1971 Book M-71 Page 8712.

3. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, Recorded September 7, 1982 Book M-82 Page 11748.

(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 \$10 CLEAR TITLE. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 21st day of November, 1984; 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.

Kenneth L. Tuttle, M.D.P.C., Employees Profit Sharing and Pension Fund for Kenneth L. Tuttle

Maurice E. Bercot

STATE OF OREGON, County of Klamath

November 21, 1984

Personally appeared Evelyn J. Stewart 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 M.L. Stewart, Inc.

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: Notary Public for Oregon

My commission expires: 6-21-88

(If executed by a corporation, affix corporate seal)

M.L. Stewart, Inc.

M. L. Stewart, Inc.

STATE OF OREGON,

County of Klamath

November 21, 1984

Personally appeared the above named

Maurice E. Bercot & Kenneth L. Tuttle

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

Before me: Notary Public for Oregon

My commission expires: 6-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Mullen
Rt. 4, Box 900 #6
Klamath Falls, Oregon 97601

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

Robert Mullen
Rt. 4, Box 900 #6
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of November, 1984, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M84 on page 19696 or as document/fee/file/instrument/microfilm No. 43437, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Kenneth L. Tuttle, Deputy

Fee \$4.00
Index 1.00