

50417

KNOW ALL MEN BY THESE PRESENTS, That
Oregon Corporation

MEL STEWART HOMES, INC., An

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DAVID E. OHLDE and WILLADEAN L. OHLDE, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 13, in Tract No. 1064, FIRST ADDITION TO
GATEWOOD, in the County of Klamath, State of Oregon.

(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
those contained in Exhibit "A" attached hereto

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 \$48,500.00

However, the actual consideration consists of or includes other property
the whole consideration (including which) and the sentence be taken the by which, if not applicable, should be deleted.
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 19 June, 1985;
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.

MEL STEWART HOMES, INC.
BY: Melvin L. Stewart
Melvin L. Stewart, President

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.

STATE OF OREGON,
County of Klamath
June 19, 1985

Personally appeared the above named
Melvin L. Stewart

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

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
June 19, 1985

Personally appeared Melvin L. Stewart

who, being duly sworn,
did say that he is the
president of

Mel Stewart Homes, Inc., 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:
W. Eugene L. Addington
Notary Public for Oregon
My commission expires: 3-22-89

(OFFICIAL
SEAL)
(If executed by a corporation,
affix corporate seal)

MEL STEWART HOMES, INC.

GRANTOR'S NAME AND ADDRESS

David E. Ohlde
Willadean L. Ohlde

GRANTEE'S NAME AND ADDRESS

After recording return to:

David E. & Willadean L. Ohlde
5523 Valleywood
Klamath Falls, OR

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

David E. Willadean L. Ohlde
5523 Valleywood
Klamath Falls, OR

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of June, 1985,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Deputy

EXHIBIT "A"

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In favor of : United States of America
 (No specific location of record)
2. An easement created by instrument, including the terms and provisions thereof
 Dated : May 1, 1945
 Recorded : May 15, 1945 Book: 176 Page 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No specific location)
3. Restrictions, but omitting restrictions, if any, based on race color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
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 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 27th day of June A. D. 19 85 at 3:42 o'clock P M., and

duly recorded in Vol. M85, of Deeds on Page 9907.

EVELYN BIEHN, County Clerk

By *Patricia Smith*

Fee: \$9.00