

1-1-74

1-10148

55779

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BOB STEWART TRUCKING INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN K. DAMRON AND SHARLENE M. DAMRON, husband and wife, as to an undivided, 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 Falls and State of Oregon, described as follows, to-wit:

Lot 23, Block 23, Tract 1113, OREGON SHORES-UNIT 2, in the County of Klamath, State of Oregon.

*50% interest and E. E. STEDMAN and HARRIET G. STEDMAN, husband and wife as to an undivided 50% interest, all as tenants in common,

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 \$ 14,500.00. 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 18th day of July, 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.

BY: Bob Stewart President, STEWART TRUCKING INC., an Oregon Corporation

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath ss.

July 30, 19 85

Personally appeared Bob Stewart and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and 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:

Laura E. Little
Notary Public for Oregon

My commission expires: 3/17/88

BOB STEWART TRUCKING INC.

2918 Edison Ave.,

Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

BRIAN K. AND SHARLENE M. DAMRON, ETAL
7642 Denio Way
Citrus Heights, CA 95610

GRANTEE'S NAME AND ADDRESS

After recording return to:

BRIAN K. AND SHARLENE M. DAMRON
7642 Denio Way, Citrus Heights, CA 95610

NAME, ADDRESS, ZIP

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

Same As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of November, 19 85, at 11:28 o'clock AM., and recorded in book/reel/volume No. M85 on page 19383 or as document/fee/file/instrument/microfilm No. 55779. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

85 NOV 26 AM 11 28