

OK

63050

WARRANTY DEED

Vol. M86 Page. 11237

KNOW ALL MEN BY THESE PRESENTS, That Max R. Stephens, or Carol E. Stephens, or Cheryl Spellman, with rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol E. Stephens, 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 thereunder; 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.

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

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 \$
①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ①(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 June 25 day of June, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath } ss.
6-18, 1986

STATE OF OREGON, County of Lane } ss.
June 25, 1986

Personally appeared Cheryl Spellman and Max R. Stephens 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

Personally appeared the above named Max R. Stephens and Carol E. Stephens and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-1-87

Before me:

Notary Public for Oregon

My commission expires: 11/28/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of June, 1986, at 3:59 o'clock P.M., and recorded in book/reel/volume No. M86 on page 11237 or as fee/file/instrument/microfilm/reception No. 63050. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME Pam Smith TITLE Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carol Stephens
3211 Delaware St
KFC 47603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Cheryl
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