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63920

K-38818  
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1490 Page 12808

KNOW ALL MEN BY THESE PRESENTS, That  
MELVIN L. STEWART and MARY LOU STEWART  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by  
ROBERT T. MALCOMB and JULIA E. MALCOMB, husband and wife, hereinafter called the grantees, does  
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 39 South,  
Range 10 E.W.M., Klamath County, Oregon, more particularly described as  
follows:

Beginning at the 5/8 inch iron pin marking the East one-fourth corner of  
said Section 9; thence South 00°08' West along the East line of said Section 9  
a distance of 30.00 feet; thence North 89°55' West a distance of 268.71 feet;  
thence South 00°08' West parallel with the East line of said Section 9 a  
distance of 192.02 feet to a one-half inch iron pin on the true point of  
beginning of this description; thence continuing South 00°08' West a distance  
of 193.00 feet to a one-half inch iron pin; thence North 89°52' West a distance  
of 226.00 feet to a one-half inch iron pin; thence North 00°08' East parallel  
with the East line of said Section 9 a distance of 193.00 feet to a one-half  
inch iron pin; thence South 89°52' East a distance of 226.0 feet to the true  
point of beginning.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor  
is lawfully seized in fee simple of the above granted premises, free from all encumbrances except taxes for  
86-87 which are now a lien, but not yet payable; and conditions, restrictions  
and rights of way of record and those apparent upon the land 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 \$ 72,000.00  
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 22nd day of July, 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 DE-  
SCRIBED 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.

Melvin L. Stewart  
Mary Lou Stewart  
MELVIN L. STEWART  
MARY LOU STEWART

STATE OF OREGON,

County of Klamath  
July 22, 1986

Personally appeared the above named  
Melvin L. Stewart and  
Mary Lou Stewart  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires 8/27/87

STATE OF OREGON, County of

Personally appeared

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

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert T. & Julia E. Malcomb  
3575 Pine Grove Road  
Klamath Falls, OR 97603

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

I certify that the within instru-  
ment was received for record on the  
22nd day of July, 1986,  
at 2:29 o'clock P.M., and recorded  
in book/reel/volume No. M86 on  
page 12808 or as fee/file/instru-  
ment/microfilm/reception No. 63920,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Fee: \$10.00

Evelyn Biehn, County Clerk  
By Ann Smith Deputy