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K-38819
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1480 Page 12814

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT T. MALCOMB and JULIA E. MALCOMB, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MELVIN L. STEWART and MARY LOU STEWART

, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

West ½ of Lot 4, Block 3, ALTAMONT ACRES FIRST ADDITION, in the County of Klamath, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Taxes for 86-87 which are a lien but not yet payable; rules regulations and assessments for Klamath Irrigation District and South Suburban Sanitary District and Reservations and restrictions in deed from A. L. Wishard et al., to Levi Nelson recorded on page 542 of Volume 73 of Deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, 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

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 \$ 30,000.00

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 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 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 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.

ROBERT T. MALCOMB

JULIA E. MALCOMB

STATE OF OREGON,

County of Klamath, ss.
July 22, 1986.

STATE OF OREGON, County of _____, ss.

Personally appeared _____ 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 _____

, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/27/87

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:

Melvin L. & Mary Lou Stewart
5930 Washburn Way
Klamath Falls, OR 97603
NAME, ADDRESS, ZIPUntil a change is requested all tax statements shall be sent to the following address.
Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$ 10.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument 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 12814 or as fee/file/instrument/microfilm/reception No. 63922, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By _____ Deputy