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#M-31364
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1887 Page 18014

MARVIN E. CHANNER, SR. and ELSIE CHANNER, husband and wife

convey(s) to MICHAEL R. STEWART and MARY M. STEWART, hereinafter called grantor,
husband and wifeCounty of Klamath, State of Oregon, described as: all that real property situated in theThe N¹/₂SW¹/₄SE¹/₄ of Section 4, Township 41 South, Range 12 East of the Willamette
Meridian, in the County of Klamath, State of Oregon.

"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 DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$40,000.00. *However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(Indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of August,
19 87.

Marvin E. Channer
Elsie Channer

STATE OF OREGON, County of Oregon)ss.
 19 87

Personally appeared the above named MARVIN E. CHANNER, SR. and ELSIE CHANNER,
husband and wife
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Sept 9, 1987
 Notary Public for Quincy, Oregon
 My Commission Expires: 9-2-91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
P.O. Box 402
Malin, OR 97632
 NAME, ADDRESS, ZIP

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

Grantees
P.O. Box 402
Malin, OR 97632
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
 I certify that the within instrument
 was received for record on the _____ day
 of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book _____ volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____

Deputy

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads and highways.
2. Conditions and Restrictions in Deed recorded February 1, 1945 in Book 113 at page 109.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Subject to rules and regulations of Fire Patrol District.
5. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 5th day
of October A.D., 19 87 at 11:03 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 18014.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]