



#C32157

AspenTITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)Vol. M88 Page 5686**86227**MELVIN L. STEWART and MARY LOU STEWART, husband and wife
convey(s) to EUGENE G. FERGUSON, hereinafter called grantor,County of Klamath, State of Oregon, described as:all that real property situated in the
Lot $W\frac{1}{2}$ of Lot 4, Block 3, ALTAMONT ACRES FIRST ADDITION, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Conditions and Restrictions in Deed recorded October 26, 1926 in Book 73 at page 542.
3. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE AS SET FORTH HEREINABOVE

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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part~~ consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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 11th day of April, 19 88.

Melvin L. Stewart
Mary Lou Stewart

STATE OF OREGON, County of Klamath) ss.
On this 11th day of April, 19 88.

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

Before me:

Notary Public for OregonMy Commission Expires: 1-15-90Melvin L. & Mary Lou Stewart

GRANTOR'S NAME AND ADDRESS

Eugene G. Ferguson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene G. Ferguson

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 14th day of April, 19 88, at 12:18 o'clock P. M., and recorded in book/reel/volume No. M88 on page 5686 or as document/fee/file/instrument/microfilm No. 86227, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Bernetha S. Schuch Deputy

Fee \$10.00

FORM 685-2.5M