

89094

MTC 19763

WARRANTY DEED
BOB STEWART TRUCKING, INC.

Vol. m88 Page 10866

KNOW ALL MEN BY THESE PRESENTS, That / STEWART TRUCKING, INC. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT L. TREES and VALERIE J. TREES, husband and wife as tenants by the entirety, 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:

OREGON SHORES

Lot 50, Block 41, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.
Tax account #3507 018AD 05800

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

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 new first Deed of Trust for \$13,000.00.

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 \$14,500.00. 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 2nd day of May, 1988; 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.

BOB STEWART TRUCKING, INC.

BY: *Bob Stewart*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
May 6, 1988

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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.

Personally appeared the above named Bob Stewart and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Elaine A. Collins
Notary Public for Oregon
My commission expires: July 16, 1990

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

BOB STEWART TRUCKING, INC.
c/o ELI PROPERTY CO.
18840 VENTURA BLVD., #215, Tarzana, CA 91356

GRANTOR'S NAME AND ADDRESS
TREES -Below
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Albert L. Trees
1693 E. Fitzgerald Road
Simi Valley, Ca. 93065
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 11th day of July, 1988, at 4:12 o'clock P.M., and recorded in book/reel/volume No. M88 on page 10866 or as document/fee/file/instrument/microfilm No. 89094, Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.
Evelyn Biehn
NAME County Clerk
TITLE

Fee \$8.00

By Adeline Mullens Deputy