

WARRANTY DEED

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TITLE & ESCROW, NC.

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a= 0= AFTER RECORDING RETURN TO: TAKASHI HIRATA MASAKO HIRATA 2:435 Corvallis St Klumath Fulls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

MELVIN STEWART AND MARY LOU STEWART, Husband and Wife hereinafter called GRANTOR(S), convey(s) to TAKASHI HIRATA AND MASAKO HIRATA, HUSBAND AND WIFE WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5 and the E 1/2 of Lot 4. GRACE PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-1288 TL 4000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND "TH, REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE ""MAPPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY"

> and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) taxes for the year 1989-90 are now a lien but not yet payable. 2) Conditions, Restrictions as shown on the recorded plat of Grace Park. 3) Regulations, including levies, assessments, water and irrigation rights and easements of Enterprise Irrigation District. 4) Regulations, including levies, liens, assessments, easements and rights of way of South suburban Sanitary District recorded May 24, 1983 in Book M-83 Page 8062, also recorded May 30, 1986 in Book M-86 at Page 9346 and recorded January 6, 1988 in Book M-88 at Page 207. 5) Easement, including the terms and provisions thereof granted to The California Oregon Power Company recorded May 18, 1943 in Book 155 Page 304. 6) Conditions and Restrictions, including the terms and provisions thereof in document recorded December 3, 1953 in Book 264 Page 292.

> 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 \$85,000.00.

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 23rd day of August, 1989

Now MELVIN STE

Before me: Ausdia S Notary Public for Oregon

My Commission Expires:

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STATE OF OREGON County of KLAMATH)ss.

Siteward acknowledged the foregoing instrument to be their solution acknowledged the foregoing instrument to be their

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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