



AFTER RECORDING RETURN TO:
TAKASHI HIRATA
MASAKO HIRATA
2435 Corvallis St
Klamath Falls, 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 3909-12BB TL 4000

"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."

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

Melvin Stewart
MELVIN STEWART

Mary Lou Stewart
MARY LOU STEWART

STATE OF OREGON, County of KLAMATH) ss.

August 24. 1789.

Personally appeared the above named MELVIN STEWART AND MARY LOU STEWART and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra S
Notary Public for Oregon
My Commission Expires: _____

7-23-89

80031

16039

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16038

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Aug. A.D., 19 89 at 10:44 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 16038.

FEE \$13.00

Evelyn Biehn County Clerk

By

Paula Muelandere