

5061

WARRANTY DEED

Vol. m89 Page 17093



KNOW ALL MEN BY THESE PRESENTS, That HERBERT MENOLD, as to an undivided 1/2 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN L. STEWART & MARY LOU STEWART, husband and wife, 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:

Lot 11, Block 6, TRACT 1207, SECOND ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-35AA-7200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

and that

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 \$ to clear title. 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 10th day of September, 1989; 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.

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.

Herbert Menold
Herbert Menold

STATE OF ~~OREGON~~ OREGON

County of Klamath, 1989

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

Personally appeared _____, 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 _____

_____ a corporation, 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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named HERBERT MENOLD

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon OREGON
My commission expires: 7-13-93

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

HERBERT MENOLD

C/O 1763 Washburn Way
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

MELVIN L. & MARY LOU STEWART

1763 Washburn Way
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MELVIN L. & MARY LOU STEWART

1763 Washburn Way
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

MELVIN L. & MARY LOU STEWART

1763 Washburn Way
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of Sept., 1989, at 9:48 o'clock AM., and recorded in book/reel/volume No. M89 on page 17093 or as fee/file/instrument/microfilm/reception No. 5061, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullender, Deputy

Fee \$8.00

200 SEP 12 AM 9 48