

7955

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOANNE GRANOVITZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called JAY A. STEWARD the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lots 11 and 12 in Block 37 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1983 BKFLD 2U Mobile Home, Oregon License #X182049, and Serial #IDFL2ABD20136599, which is situated on the real property described herein. Klamath County Tax Account #3610-001C0-03800, #3610-001C0-03900, and #M182049.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$21,000.00

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.

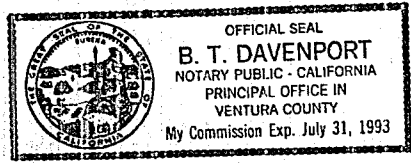
In Witness Whereof, the grantor has executed this instrument this 30 day of October, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF CALIFORNIA }
COUNTY OF Ventura } ss.

Jo Anne Granovitz
JOANNE GRANOVITZ

On October 30, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Jo Anne Granovitz

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.



and ly sworn, mer is the iter is the rporation, corporate and sealed ctors; and ry act and

Signature: [Handwritten Signature]

(This area for official notarial seal)

(OFFICIAL SEAL)

Before me: B. T. Davenport
Notary Public for California
My commission expires: 7-31-93

Before me: _____
Notary Public for Oregon
My commission expires: _____

JOANNE GRANOVITZ
7289 Arthur Rondo
Ventura, CA 93003
GRANTOR'S NAME AND ADDRESS
JAY A. STEWARD
General Delivery
Spring River, OR 97639
GRANTEE'S NAME AND ADDRESS
AFTER RECORDING RETURN TO:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 16th day of Nov., 19 89, at 11:48 o'clock AM., and recorded in book M89 on page 22193 or as filed/reel number 7955.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Cynthia M. Mulholland Deputy

Fee \$8.00