9507 MTC 22745 WARRANTY DEED Vol. M89 Page 24975

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided ½ interest and HERBERT MENOLD, as to an undivided ½ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHLEEN KAY WILKENSON, hereinafter called 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:

Lot 10, Block 6, TRACT NO. 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.

Klamath County Tax Account #3809-035AA-07100.

'89 DEC 27 PM 3 28

"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 $ 12,000.00. [1]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). [1](The sentence between the symbols[1], 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 11 day of September, 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.

MELVIN L. STEWART Melvin L Stewart
MARY LOU STEWART Mary Lou Stewart
HERBERT MENOLD Herbert Menold

STATE OF OREGON, County of Klamath) ss.
September 11, 19 89

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

Before me: (OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/93

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 , 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)
Notary Public for Oregon
My commission expires:

Stewart & Menold
GRANTOR'S NAME AND ADDRESS

Kathleen Kay Wilkenson
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings and Loan
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of December, 19 89, at 3:28 o'clock P M., and recorded in book M89 on page 24975 or as file/reel number 9507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha S Kitsch Deputy

Fee $8.00