

16801

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

MELVIN L. STEWART and MARY LOU STEWART

hereinafter called grantor,  
convey(s) to DOROTHY M. STANGL and LAURENCE R. SWAN, not as tenants in common,  
but with full rights of survivorship all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 3, Block 9, Tract 1207, SECOND ADDITION TO NORTH HILLS, in the  
County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Second Addition to North Hills.
2. Easement, including the terms and provisions thereof, for installation and maintenance, granted to S O Cable TV, recorded October 5, 1973 in Book M-73 at Page 13497
3. Easement, including the terms and provisions thereof, for installation and maintenance, granted to S O Cable TV, recorded June 5, 1973 in Book M-73 at Page 13498.
4. Easement, including the terms and provisions thereof, for waterline, granted to Billy J. Skillington, recorded May 13, 1985 in Book M-85 at Page 7110.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See above

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 \$ 110,000.00. 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) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

19 90

IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of June

STATE OF OREGON, County of Klamath, ss.  
June 26, 19 90.

Personally appeared the above named  
And MARY LOU STEWART  
instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon  
My Commission Expires: 7-6-90

Melvin L. & Mary Lou Stewart  
Herbert Menold

GRANTOR'S NAME AND ADDRESS

Dorothy M. Stangl & Laurence R. Swan  
2950 Highland Dr.  
ESO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal  
540 Main St  
ESO 97601

NAME, ADDRESS, ZIP

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

Name

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument  
was received for record on the 27th day  
of June, 19 90,  
at 2:31 o'clock P. M., and recorded  
in book/reel/volume No. M90 on  
page 12626 or as document/fee/file/  
instrument/microfilm No. 16801,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mendenhall Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00

FORM 685-2.5M