

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTN 22990-D

Vol M90 Page

14260

KNOW ALL MEN BY THESE PRESENTS, That

Trendwest, inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald Alan Stewart, 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 5, Block 1, TRACT NO. 1251, OLENE HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910 02300 00600

"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 to 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 \$ 15,000.00. 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). (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 13th day of July, 19 90; 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.

Trendwest, inc., an Oregon Corporation

Harold J. Derrah

by:

Harold J. Derrah, President

STATE OF OREGON, County of Klamath) ss.
July 13, 19 90

Personally appeared Harold J. Derrah and n/a who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the ~~XXXXXX~~ of ~~XXXXXX~~ of ~~XXXXXX~~

Trendwest, inc.,

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:

Franklin Stelle

Notary Public for Oregon

My commission expires:

7/13/93

(OFFICIAL SEAL)

STATE OF OREGON,)

County of _____) ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL

SEAL)

Notary Public for Oregon

My commission expires:

Trendwest, inc.,

803 Main Street, Suite 404

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Ronald Alan Stewart

2918 Edison Ave

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald Alan Stewart

2918 Edison Ave

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ronald Alan Stewart

2918 Edison Ave

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18 day of July, 19 90, at 2:18 o'clock P M., and recorded in book M90 on page 14260 or as file/reel number 17712.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

28.00

Evelyn Biehn

By Berntha H. Hetsch Recording Officer Deputy