

18207

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m90 Page 15100

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided 1/2 interest and 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 and MARY LOU STEWART, husband and wife, 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 27, Block 10, 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-06500.

"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 \$ 0. 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 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, 19 89 ss.

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 _____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, 19 89 ss.

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.

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

Stewart & Menold

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:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change in 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 27th day of July, 19 90, at 4:00 o'clock P. M., and recorded in book M90 on page 15100 or as file/reel number 18207

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Pauline Mueller* Deputy

Fee \$28.00

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