18933

WARRANTY DEED

Vol. M90 Page 16387

KNOW ALL MEN BY THESE PRESENTS, That HERBERT MENOLD, as to an undivided ½ interest and MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided ½ interes hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN L. STEWART and MARY LOU STEWART, husband and wife, and GARY L. STEWART and**see continued below, 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 7, Block 2, FIRST ADDITION TO NORTH HILLS, Tract 1206, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
ASSESSORS ACCOUNT NO. 3809-35AD-4000
**Grantees continued - LISA M. STEWART, husband and wife, and MATTHEW A. STEWART and DARCY K. STEWART, husband and wife, all not as tenants in common, but with the rights of survivorship

MOUNTAIN TITLE COMPANY

'90 AUG 15 PM 12 16

"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 $ other than money. [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 14th day of May, 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.

X Herbert Menold
HERBERT MENOLD

X Melvin L. Stewart
MELVIN L. STEWART

Mary Lou Stewart
MARY LOU STEWART

STATE OF ~~OREGON~~)
County of LOS ANGELES) ss.
May 14, 19 90.

Personally appeared the above named HERBERT MENOLD and acknowledged the foregoing instrument to be HIS voluntary act and deed.

OFFICIAL SEAL
BARBARA KISER
Notary Public-California
LOS ANGELES COUNTY
My Commission Expires
August 23, 1993

Before me: Barbara Kiser
(OFFICIAL SEAL)
Notary Public for ~~Oregon~~ XXXXXX California
My commission expires: Aug. 23, 1993

STATE OF OREGON, County of Klamath) ss.
August 14, 19 90.

Personally appeared MELVIN L. STEWART and MARY LOU STEWART who, ~~[illegible]~~ each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Judith L. Morgado
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-31-91

HERBERT MENOLD and MEL & MARY LOU STEWART
GRANTOR'S NAME AND ADDRESS

Stewarts
1763 Washburn Way
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
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 15th day of Aug., 19 90, at 12:16 o'clock P M., and recorded in book M90 on page 16387 or as file/reel number 18933, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $28.00