

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided $\frac{1}{2}$ interest and BILL J. SKILLINGTON, as to an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. GRUENER and SUSAN E. GRUENER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 16 in Block 8 in TRACT 1264, FOURTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 45,300.00

The true and actual consideration paid for this transfer,
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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 745 day of November, 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.

STATE OF OREGON,)
County of Klamath) ss
November 7, 19 90

Personally appeared the above named _____
MELVIN L. STEWART and MARY LOU STEWART
and BILL J. SKILLINGTON

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

Before me: Kristi L. Red
Notary Public for Oregon
My commission expires: 11/16/91

Melvin L. Stewart
MELVIN L. STEWART
Mary Lou Stewart
MARY LOU STEWART
Bill J. Skillington
BILL J. SKILLINGTON

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)

MELVIN L. STEWART et al
1763 Washburn Way
Klamath Falls, OR 97601

DONALD R. GRUENER and SUSAN E. GRUENER
610 N. 11th St.
Klamath Falls, OR 97601

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP _____

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of Nov., 19 90, at 11:54 o'clock A. M., and recorded in book M90 on page 22809 or as file/reel number 22625.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Charles Mueller Deputy

Fee \$28.00