

22467 23558

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife and BILL J. SKILLINGTON, as tenants in common Vol 90 Page 24506

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. CAYLOR, 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 4, Block 9, TRACT 1262, THIRD ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This document is being rerecorded to correct the name of the Grantee.

MOUNTAIN TITLE COMPANY

"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

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 \$ 18,000.00

~~However, the grantor hereby warrants that the above described premises are free from all encumbrances except those of record and those apparent upon the land as of the date of this deed.~~

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 24th day of October, 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.

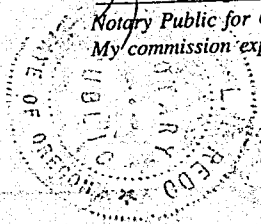
STATE OF OREGON,
County of Klamath) ss.
October 24, 19 90

Personally appeared the above named MELVIN L. STEWART for himself and as attorney-in-fact for BILL J. SKILLINGTON and MARY LOU STEWART

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

Before me:

Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/91



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 97603
GRANTOR'S NAME AND ADDRESS

JAMES M. CAYLOR
2345 Applegate
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Nov., 19 90, at 3:57 o'clock P.M., and recorded in book M90 on page 22516 or as file/reel number 22467.

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 428.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of Dec. A.D., 19 90 at 4:00 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 24506.

Evelyn Biehn, County Clerk

By Pauline Muebndore

FEE \$10.00