

37535

MTC 26555

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 991 Page 24111

KNOW ALL MEN BY THESE PRESENTS, That  
 MELVIN L. STEWART and MARY LOU STEWART, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 KLAMATH HOUSING AUTHORITY, a municipal corp. & a political subdivision, 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:  
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 those of record and those apparent upon the land, if any, as 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 \$ 28,000.00.  
 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 14th day of November, 19 91; 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, klamath ss.  
 County of 11-14, 1991

Melvin L. Stewart  
 MELVIN L. STEWART  
Mary Lou Stewart  
 MARY LOU STEWART

Personally appeared the above named

MELVIN L. STEWART  
MARY LOU STEWART

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

Before me:

Nancy M. Whinn  
 Notary Public for Oregon

My commission expires: 6/8/92

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 and MARY LOU STEWART  
 1763 WASHBURN WAY  
 KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

KLAMATH HOUSING AUTHORITY  
 1445 AVALON

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

KLAMATH HOUSING AUTHORITY  
 1445 AVALON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Also recording return to:

KLAMATH HOUSING AUTHORITY  
 1445 AVALON

KLAMATH FALLS, OR 97603

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

KLAMATH HOUSING AUTHORITY  
 1445 AVALON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY

MTC NO: 26555-KR

EXHIBIT  
LEGAL DESCRIPTION

Lot 1 and Lot 1A of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM:

A tract of land being the Southwesterly portion of Lot 1, TOWNSEND TRACTS, a duly recorded subdivision, EXCEPTING the Westerly 10 feet, adjacent to and parallel with Crest Street, said tract of land being more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 1, said corner being on the Northerly right of way line of Boardman Avenue; thence North 00 degrees 24' 26" West 346.50 feet; thence North 89 degrees 19' 00" West 275.11 feet; thence South 00 degrees 15' 00" East parallel with said Crest Street, 346.48 feet to the Northerly right of way line of said Boardman Avenue; thence South 89 degrees 19' 00" East 276.06 feet to the point of beginning, with bearings based on Survey No. 3009, as recorded in the office of the Klamath County Surveyor.

ALSO EXCEPTING THEREFROM:

A strip of land being the Westerly 10 feet of Lot 1, TOWNSEND TRACTS, a duly recorded plat in Klamath County, Oregon, said 10 foot strip being parallel to, measured at right angles from the Westerly line of said Lot 1.

TOGETHER WITH: 1974 mobile home licensed #X96724 which is firmly affixed to the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
of Nov. A.D., 19 91 at 3:07 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 24111

Evelyn Biehn - County Clerk  
By [Signature]

FEE \$33.00