40039 MTC 28918-D WARRANTY DEED Vol M92 Page 1241

KNOW ALL MEN BY THESE PRESENTS, That MILDRED B. SLOAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. STEWART and THELMA D. STEWART, 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:

Lots 7,8, and 9, Block 50, ORIGINAL TOWN OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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 $ 10,000.00 ~~[illegible] (Here comply with requirements of 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 16 day of January, 19 92; 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.

Mildred B Sloan
MILDRED B. SLOAN
By Frank D Sloan Jr.
Her Attorney in Fact

STATE OF OREGON, County of Klamath) ss.
January 16, 19 92.

Personally appeared the above named MILDRED B. SLOAN by Frank D. Sloan, Jr. on behalf as her attorney in fact.

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

Before me: Linda L Baughman
Notary Public for Oregon
My commission expires: 5-1-95

OFFICIAL SEAL
LINDA L. BAUGHMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. A 006457
MY COMMISSION EXPIRES MAY 01, 1995

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)

~~MILDRED B. SLOAN~~
P.O. Box 251
Malin, Or. 97632
GRANTOR'S NAME AND ADDRESS

CHARLES R. STEWART and THELMA D. STEWART
P.O. Box 261
Malin or 97632
GRANTEE'S NAME AND ADDRESS

CHARLES R. STEWART and THELMA D. STEWART
P.O. Box 261
Malin, Or 97632
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
CHARLES R. STEWART and THELMA D. STEWART
P.O. Box 261
Malin, Or 97632
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 21st day of Jan., 19 92, at 11:59 o'clock A M., and recorded in book M92 on page 1241 or as file/reel number 40039, 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

MOUNTAIN TITLE COMPANY