40098 WARRANTY DEED Vol. M92 Page 1349

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided ½ interest and BILL J. SKILLINGTON, as to an undivided ½ inter hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE L. FUHRMAN and PATRICIA A. FUHRMAN, 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 17, Block 6, 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.

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 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 $ 22,600.00.

~~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 5th 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.

Melvin L. Stewart
MELVIN L. STEWART

Mary Lou Stewart
MARY LOU STEWART

Bill J. Skillington
BILL J. SKILLINGTON

STATE OF OREGON,)
County of Klamath) ss.
November 5, 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. Redd
Notary Public for Oregon
My commission expires: 11/16/91

KRISTI L. REDD NOTARY PUBLIC STATE OF OREGON

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

Bruce L. & Patricia A. Fuhrman
P.O. Box 27
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

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 22nd day of Jan., 19 92, at 2:47 o'clock P M., and recorded in book M92 on page 1349 or as file/reel number 40098, 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

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