

42422

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided 1/2 interest and BILL J. SKILLINGTON, as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD D. JONES AND MAVIS I. JONES, 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 19, 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 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 \$ 27,000.00. 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 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.

STATE OF OREGON,
County of Klamath) ss.
November 5, 19 90

Melvin L. Stewart
Mary Lou Stewart
Bill J. Skillington

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: Kristin L. Reed
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
LEONARD D. JONES AND MAVIS I. JONES
4348 Homedale Road
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
LEONARD D. JONES & MAVIS I. JONES
4348 Homedale Rd.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a change is required all tax statements shall be sent to the following address:
see grantees
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 19th day of March, 19 92, at 11:16 o'clock A. M., and recorded in book M92 on page 5807 or as file/reel number 42422. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By [Signature] Marlene Depuy

Fee \$30.00