

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided $\frac{1}{2}$ interest and BILL J. SKILLINGTON, as to an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. MC ARTHUR and KAYLEN J. MC ARTHUR, 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 18, Block 6, TRACT 1262, THRID ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RESTRICTIONS AS FOLLOWS: Said lot limited to single level home with a minimum setback of 20 feet from the front lot line OR a split level home with a minimum setback of 36 feet from the front lot line.

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 \$ 24,000.00.
~~However, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00. The grantor hereby warrants that the above stated consideration is the true and actual consideration paid for this transfer, and that the grantor has no other claim or interest in the property described herein.~~

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
 MELVIN L. STEWART
Mary Lou Stewart
 MARY LOU STEWART
Bill J. Skillington
 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. 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
1753 Washburn Way
Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

ROBERT R. MC ARTHUR & KAYLEN J. MC ARTHUR
6482 Alva Ave.
Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all 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 27th day of April, 19 92, at 3:54 o'clock P. M., and recorded in book M92 on page 8997 or as file/reel number 44078, Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Pauline Mulender Deputy