

45787

MTC 27575-KR

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KNOW ALL MEN BY THESE PRESENTS, That JOHN F. STEWART and MARGARET E. STEWART, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by thereof ANITA MARIE NICOCIA, JOHN NICOCIA, and CHERYL A. NICOCIA, or the survivor 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 8 in Block 27 of TRACT 1004, THIRD ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1971 GRATL Mobile Home, Oregon License #X165267, Serial # 6KGC64XA3S8778X, which is situate on the real property described herein.

SUBJECT TO: Real Estate Contract recorded October 23, 1979, in Volume M79, page 24935, Microfilm Records of Klamath County, Oregon, between Donald Balckburn and Jean O. Blackburn, as Vendors & John F. Stewart, as Vendee, which the Grantees named above hereby agree to assume and pay, in full. 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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~part~~ 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 21st day of May, 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.

STATE OF OREGON,
County of Klamath, ss.
May 21, 19 92.

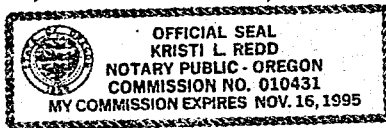
John F. Stewart
JOHN F. STEWART
Margaret E. Stewart
MARGARET E. STEWART

Personally appeared the above named _____
JOHN F. STEWART
MARGARET E. STEWART

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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 _____ (SEAL)
My commission expires: _____

JOHN F. STEWART and MARGARET E. STEWART

KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

ANITA MARIE NICOCIA

2226 WARFIELD AVE.

REDONDO BEACH, CA 90277

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

ANITA MARIE NICOCIA

2226 WARFIELD AVE.

REDONDO BEACH, CA 90277

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 5th day of June, 19 92, at 3:05 o'clock P. M., and recorded in book M92 on page 12280 or as file/reel number 45787.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$30.00

JUN 3 05 PM 3 05

MOUNTAIN TITLE COMPANY