

## WARRANTY DEED

MTC 29696-KR

KNOW ALL MEN BY THESE PRESENTS, That

GARY STEWART and LISA M. STEWART, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERLIN MARLTON and JUDITH ANN MARLTON, 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 8, Block 6, TRACT 1207, SECOND 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 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 \$ 137,500.00

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 14th day of June, 19 93; 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.  
June 14, 19 93

Personally appeared the above named

GARY STEWART

LISA M. STEWART

GARY STEWART

LISA M. STEWART

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

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95



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

My commission expires: \_\_\_\_\_

(SEAL)

GARY STEWART

5570 HAVENCREST

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

MERLIN MARLTON & JUDITH ANN MARLTON

5570 Havencrest

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

MERLIN MARLTON & JUDITH ANN MARLTON

5570 Havencrest

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all true statements shall be sent to the following address:

MERLIN MARLTON & JUDITH ANN MARLTON

5570 Havencrest

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SINCE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of June, 19 93, at 9:00 o'clock A M., and recorded in book M93 on page 13850 or as file/reel number 63010

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Nielden Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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06-15-93A09:00 RCVD