

66307

WARRANTY DEED

Vol. M93 Page 20370

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 TRUSTEES OF THE DAVID L. TERHUNE TRUST and TRUSTEES OF THE JEAN H. TERHUNE TRUST, each as to  $\frac{1}{2}$  an undivided  $\frac{1}{2}$  interest, 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 7, Block 9, 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.

"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

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.

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:

Kristi 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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

MELVIN L. STEWART et al  
1763 Washburn Way  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

THE DAVID L. TERHUNE TRUST & THE JEAN H. TERHUNE TRUST  
1920 WATSON  
KLAMATH FALLS OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

THE DAVID L. TERHUNE TRUST & THE JEAN H. TERHUNE TRUST  
1920 WATSON  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

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

THE DAVID L. TERHUNE TRUST & THE JEAN H. TERHUNE TRUST  
1920 WATSON  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 16th day of Aug., 19 93, at 3:35 o'clock P. M. and recorded in book M93 on page 20370 or as file/rec'd number 66307.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Douglas M. Henderson Deputy

Fee \$30.00