

67876

WARRANTY DEED

Vol. m93 Page 23223

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 MELVIN L. STEWART AND MARY LOU STEWART, 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 10 in Block 8 in TRACT 1264, FOURTH 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 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 \$ NONE. 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 7th 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 7, 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 J. 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

1763 Washburn Way

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

KFFSL Melvin L. & Mary Lou Stewart
c/o KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal S&L

2943 so. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath 1st Federal S&L

2943 So. 6th St.

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 10th day of Sept., 19 93, at 10:20 o'clock A M., and recorded in book M93 on page 23223 or as file/reel number 67876. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas Mulenda Deputy

Fee \$30.00