

November 14, 1994

KNOW ALL MEN BY THESE PRESENTS, That

W. L. STEWART, INC., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor, aid by VIRK RIAN STIPES and DEANNA SUU STIPES, husband and wife, 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 thereto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit:

Lot 7 in Block 3 of Tract No. 1286, FIRST 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 94,187.30

However, the actual consideration of this deed and where the context so requires, the singular includes the plural and all grammatical

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 16th day of November, 1971, 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,

Country of _____ ss.

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:



M. L. STEWART, INC.

BY: W. L. Stewart, Pres.
 Melvin L. Stewart, President

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
November 16, 1974, by Melvin L. Stewart,
_____, president, and by _____,
_____, secretary of M. L. STEWART, INC.

aN OREGON corporation, on behalf of the corporation.
Notary Public for Oregon Krista L. Redd
My commission expires: 11/16/95 (SEAL)

STATE OF OREGON.

55.

County of Klamath
I certify that the within instrument was
received for record on the 23rd
day of Nov, 1994,
at 11:11 o'clock A. M., and recorded
in book M94 on page 36018 or as
file/f reel number 91573,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Caroline Kullendore Deputy

Fee \$30.00

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