02-15-95A11:32 RCVD



WARRANTY DEED

Vol. m95 Page 3376

ASPEN TITLE ESCROW NO. 01042305 AFTER RECORDING RETURN TO: Messrs. Mallory c/o <u>5476 Havencrest</u> Klamath Fadls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE ABOVE ADDRESS.

M.L. STEWART, INC., an Oregon Corporation, hereinafter called GRANTOR(S), convey(s) to GORDEN E. MALLORY and FINLEY H. MALLORY, each as to an undivided one-half interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Parcels 1 and 2 of Land Partition 57-93 lying in the SE 1/4 NE 1/4 of Section 35, in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Acct No. R-3809-35AD-103

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

H.M. The true and actual consideration for this transfer is \$238,050.00. The execution of this Deed directly to the Grantees named is done at the direction of CLTC Exchange Company Grantees.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of February, 1995.

M.L. STEWART, INC., an Oregon Corporation

BY : wait Title:

BY: many Low Stewart

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowle day of February, 1995, by <u>Melvin</u> and <u>Mary Low Stewart</u> <u>President</u> and Se	edged hefore as this 171
day of February, 1995, by Melvin	L. Strugget
Plary Low Stewart	as
respectively of MI STrung and Se	cretary
President and Se respectively, of M.L. STEWART, an Ore of the corporation.	gon cofporation, on behalf
Before me: Warland, V AD.	1 5955555555555555555555555555555555555
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ly commission expires: 3-22-97	NOTARY PUBLIC - OREGON
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Before me: Warleno, S. Addin Notary Public for Oregon Ay commission expires: 3-22-97	OFFICIAL SEAL MARLENE T. ADDINGTON NOTARY PUBLIC - OREGON

UNREARLY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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		A.D., 19 <u>95</u> at <u>11:32</u> o'clock <u>A</u> M., and duly recorded in Vol. <u>M95</u> of <u>Deeds</u> on Page <u>3376</u>	
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