

95958

MOUNTAIN TITLE COMPANY

Vol. M95 Page - 5283

MTC 34850-DS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR J. GRAVES AND BARBARA KAY GRAVES, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK J. STUNTEBECK, a single person, 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 covenants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 1 in Block 1 of CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

## 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 \$ 83,000.00

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 8 day of March, 19 95; 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.

Personally appeared the above named

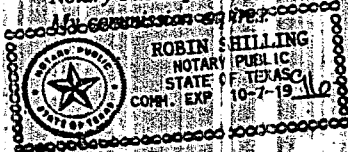
ARTHUR J. GRAVES

BARBARA KAY GRAVES

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

Before me:

Notary Public for Oregon



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: \_\_\_\_\_

ARTHUR J. GRAVES and BARBARA KAY GRAVES

12512 AMY LANE

TERRELL, TX 75160

MARK J. STUNTEBECK

1838 KIMBERLEY DR.

KLAMATH FALLS, OR 97603

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KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of March, 19 95, at 3:14 o'clock P M., and recorded in book M95 on page 5283 or as file/reel number 95958, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Lersch, Co. Clerk

Recording Officer

FEE: \$30.00

By Shirley J. Lersch Deputy

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