

6557

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Donald Paul Stewart

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clifford M. Nelson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 17, Block 20, THIRD ADDITION RIVER PINE ESTATES, in the County of KLAMATH, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$5,000.00.

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 19

by This instrument was acknowledged before me on September 22, 1995,

by DONALD J. STEWART
as SPECIAL POWER OF ATTORNEY / ATTORNEY IN FACT
of DONALD PAUL STEWART



OFFICIAL SEAL
BRIDGITTE M. GRIFFIN
NOTARY PUBLIC-OREGON
COMMISSION NO. A 018593
MY COMMISSION EXPIRES SEP. 24, 1998

Bridgitte M. Griffin
Notary Public for Oregon
My commission expires 09-24-96

Clifford M. Nelson
19185 SW Alexander St
RHEHA OR 97006
Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Same as Above

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as Above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Sept, 1995, at 2:06 o'clock P.M., and recorded in book/reel/volume No. M95 on page 25711 and/or as fee/file/instrument/microfilm/reception No. 6557, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE
Bernetha G. Letsch Deputy.

FEE: \$30.00

B. M. CR