

MTC37362KR

JERRY L. CHAMPION and HELEN U. CHAMPION, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to  
LARRY T. STEWART and SANDRA J. STEWART, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 10, Block 3 of Tract No. 1172, SHIELD CREST, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon. Together with an undivided interest in all those  
private roads shown on the plat and more particularly described in  
Declaration recorded in Volume M84, page 4256, Microfilm Records of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 29,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4989 HWY. 39, KLAMATH FALLS, OR 97603

Dated this 15 day of February, 1996.

Jerry L. Champion  
JERRY L. CHAMPION

X BY: Nancy P. Chambers  
NANCY P. CHAMBERS

HIS ATTORNEY-IN-FACT

Helen U. Champion  
HELEN U. CHAMPION

X BY: Nancy P. Chambers  
NANCY P. CHAMBERS

HER ATTORNEY-IN-FACT

CALIFORNIA  
STATE OF ~~OREGON~~, County of \_\_\_\_\_ ss.

This instrument was acknowledged before me on February, 1996  
by NANCY P. CHAMBERS  
as attorney-in-fact  
for JERRY L. CHAMPION and HELEN U. CHAMPION

Notary Public of Oregon - California

My commission expires \_\_\_\_\_

SEE ATTACHED  
ACKNOWLEDGEMENT

Return to:

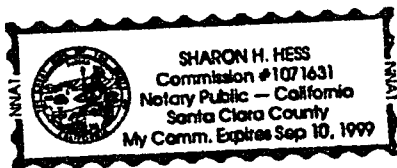
LARRY T. STEWART  
4989 HWY. 39  
KLAMATH FALLS, OR 97603

96 FEB 20 P3:54

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA  
 County of SANTA CLARA  
 On FEBRUARY 15, 1996 before me, SHARON  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared NANCY PEREDO CHAMBERS  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sharon H. Hess  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: WARRANTY DEED  
 Document Date: 2/15/96 Number of Pages: ONE  
 Signer(s) Other Than Named Above: NONE

## Capacity(ies) Claimed by Signer(s)

Signer's Name: NANCY PEREDO CHAMBERS

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

FOR JERRY L. CHAMPAIN  
AND HELEN J. CHAMPAIN  
 Signer Is Representing:

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here



Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day  
 of Feb A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. 896  
 of Deeds on Page 4710

FEE \$35.00

By Bernetha G. Lisch, County Clerk  
Shirley