

21104

WARRANTY DEED

M96 38602-KR

KNOW ALL MEN BY THESE PRESENTS, That BILLY J. SKILLINGTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN L. STEWART AND MARY LOU STEWART - HUSBAND AND WIFE, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 9 of TRACT NO. 1264, FOURTH 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 apparent to the land if any as of 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 \$ other than money. 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 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 2 day of July, 19 96; 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.  
July 2, 1996 . 19

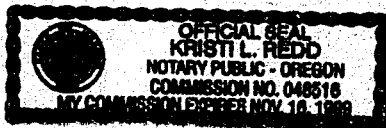
Billy J. Skillington  
Billy J. Skillington

Personally appeared the above named \_\_\_\_\_  
Billy J. Skillington

\_\_\_\_\_ and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me:

Kristin L. Redd  
Notary Public for Oregon  
My commission expires: 11-16-99



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 \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

BILL J. SKILLINGTON  
1763 WASHBURN WAY  
KLAMATH FALLS OR 97603  
GRANTOR'S NAME AND ADDRESS  
MELVIN L. STEWART & MARY LOU STEWART  
1763 WASHBURN WAY  
KLAMATH FALLS OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mel and Mary Lou Stewart  
1763 Washburn Way  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Send a change in payment bill on statements shall be sent to the following address:  
MELVIN L. STEWART & MARY LOU STEWART  
1763 WASHBURN WAY  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 10th day of July, 19 96, at 11:25 o'clock AM., and recorded in book M96 on page 20436 or as file/reel number 21104.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Bernetha G Letsch, County Clerk

Fee \$30.00

By Cheryl Howard Recording Officer  
Deputy