

MOUNTAIN TITLE COMPANY

32248

WARRANTY DEED

40515 KB

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KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided $\frac{1}{2}$ interest and BILL J. SKILLINGTON, as to an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GRAYLIN G. HOLMES AND SYLVIA HOLMES, as tenants by the entirety, 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 6, Block 9, TRACT 1262, THIRD 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."

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 all those of record and those apparent upon the land 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 \$ 18,500.00. 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 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 5th day of November, 19 90; 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.
November 5, 19 90.

Melvin L. Stewart
MELVIN L. STEWART
Mary Lou Stewart
MARY LOU STEWART
Bill J. Skillington
BILL J. SKILLINGTON

Personally appeared the above named
MELVIN L. STEWART and MARY LOU STEWART
and BILL J. SKILLINGTON

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

Before me:

Tristram L. Redd
Notary Public for Oregon

My commission expires: 11/16/91

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)

MELVIN L. STEWART et al

1763 Washburn Way

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

GRAYLIN G. HOLMES & SYLVIA HOLMES

4225 Pepperwood

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Graylin G. Holmes & Sylvia Holmes

4225 Pepperwood

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Graylin G. Holmes & Sylvia Holmes

4225 Pepperwood

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 3rd day of February, 19 97, at 11:50 o'clock A. M., and recorded in book N97 on page 3192 or as file/reel number 32248.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

Fee: \$30.00

By Kathleen Ross Deputy

MOUNTAIN TITLE COMPANY