MOUNTAIN THINGE COMPANY I M97 Page 29800 MARRANTY DEED Volma 2 Page 899 Volma Page 8997 44078 45039 KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided 1 interest and BILL J. SKILLINGTON, as to an undivided 1 inter hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by $_$ ROBERT R. MC ARTHUR and KAYLEN J. MC ARTHUR, husband and wife. _ , hereinafter-called the grantec, 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 <u>Klamath</u> and State of Oregon, described as follows, to-wit: Lot 18, Block 6, TRACT 1262, THRID ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 5 RESTRICTIONS AS FOLLOWS: Said lot limited to single level home with a minimum setback of 20 feet from the front lot line OR a split level/home with a m minimum setback of 36 feet from the front lot line. purb. BOS Č1... **This Warranty Deed is being rerecorded to correct the woding of the Restrictions. WICHNIAIN INTELE CONVITAIN E "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 suid 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 \$ _24,000.00 MANNAR SURAN SONSIDE HERHEGARSIS SA BOLHE DER SALEMAN AR DE SALEMAN DE SALEMAN DE SALEMAN DE SALEMAN DE SALEMAN ponx reals ran sidenalized which it all are which it all be severed river and on the same of the second states of SMX DESXALLIAL 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 <u>5th</u> day of <u>November</u>, 19 <u>90</u> 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 November 5 , 19_90 Personally appeared the above named MELVIN L. STEWART and MARY LOU STEWART and BILL J. SKTLLINGTON and acknowledged the foregoing instrument to be their __ voluntary act and deed. Before me: STATE OF OREGON, County of _ SS. The foregoing instrument was acknowledged before me this Note ry Public for Oregon , 19 _____, by My commission expires: 1/ president, and by secretary of _ corporation, on behalf of the corporation. 6 Notary Public for Oregon My commission expires: (SEAL) MELVIN L. STEWART et al STATE OF OREGON. 1763 Washburn Way SS. Klamath Falls, OR 97603 County of_ Klamath AND ADDRESS I certify that the within instrument was ROBERT R. MC ARTHUR & KAYLEN J. MC ARTHUR received for record on the ____27th ____, 19___92 6482 Alva Ave. day of _____April__ Klamath Falls. OR 97603 STATE OF OREGON, at <u>3:54</u> o'clock <u>P</u> M., and recorded in book <u>M92</u> on page <u>8997</u> or as file/reel number <u>44078</u> County of Klamath ss. Record of Deeds of said county. Filed for record at request of: ATE OF OB Witness my hand and seal of County affixed. Amerititle INDEXED 11th day of September A.D., 1997 on this 11:38 VNV o'clock <u>A</u> M. and duly recorded n Evelyn Biehn, County Clerk in Vol. _____M97 of Deeds _ Page_<u>29800</u> Recording Officer By Qauline Mulendase Deputy Bernetha G. Letsch, County Clerk Fee \$30,00 Sattlun. Bai TITLEE COMPANY Deputy. Fee, \$5.00 Re-record