

1999 JUN 23 AM 11:11

MTC 48355-KR
WARRANTY DEED

Vol M99 Page 24596

MELVIN L. STEWART,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JEFF A. PROULX and REBECCA M. PROULX, as tenants by the entirety,

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 12 in Tract 1289, FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 20 feet of Lot 12.

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5430 Northwood, Klamath Falls, OR 97603

Dated this 22nd day of June, 1999.

Melvin L. Stewart
MELVIN L. STEWART

STATE OF OREGON

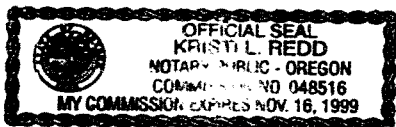
COUNTY OF KLAMATH

SS. June 22 19 99

Personally appeared the above named

MELVIN L. STEWART

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT48355-KR

Return to:

JEFF A. PROULX

5430 Northwood

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 6/23/99, at 11:11 a.m.

In Vol. M99 Page 24596

Linda Smith,

County Clerk

Fee \$ 30 - KR