

'01 DEC 10 AM 11:18

MT 55611-KR
WARRANTY DEED

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M. L. STEWART INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD S. ACKROYD and VALERIE M. ACKROYD, 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 18 in Tract 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

ACCT #3809-036BC-02200

KEY #885350

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 \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5855 SPRINGCREST WAY, KLAMATH FALLS, OR 97603

Dated this 7th day of December, 2001.

M. L. STEWART INC., AN OREGON
CORPORATION

BY:

~~MELVIN L. STEWART, PRESIDENT~~

BY:

Gary L. Stewart, V. Pres.
GARY L. STEWART, VICE PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 2001 by
MELVIN L. STEWART AS PRESIDENT AND GARY L. STEWART AS VICE PRESIDENT OF M. L.
STEWART, INC., AN OREGON CORPORATION.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/18/2003

ESCROW NO. MT55611-KR

Return to:

RICHARD S. ACKROYD
5855 SPRINGCREST WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/10/01 11:18 a. m.
Vol M01, Pg 62923
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1