

Vol. 70 Page 1

KNOW ALL MEN BY THESE PRESENTS, That GEORGE R. STEVENS and DONNA M. STEVENS, husband and wife, of the County of VIRGINIA, State of VIRGINIA, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of the Clerk of the Circuit Court of the County of VIRGINIA, State of VIRGINIA.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN SCHWARZ and JO ANNA SCHWARZ, 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, that 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:

and State of Oregon, described as follows, to-wit:

WHISPERING PINES", filed in the office of the County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM the West 277 feet thereof as described in the deed from George R. Stevens et ux, recorded April 18, 1977 in Volume M77, Page 6453 and re-recorded April 28, 1977 in Volume M77, Page 7239; all Klamath County Microfilm Records

SUBJECTS TO: 1) Set back provisions as delineated on the recorded plat. 2) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 29, 1968 in Volume M68, Page 7828. 3) Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure

(CONTINUED ON REVERSE)

To Have and to Hold the same unto the said

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 of the above granted premises, free from all encumbrances except as
set forth above and those apparent on the land

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

the actual consideration paid for this transfer, stated in terms of dollars, is \$ 86,400.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 the plural includes the singular.

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 24th day of July, 1980; 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.

(If executed by a corporation,
affix corporate seal)

GEORGE R. STEVENS

STATE OF OREGON,)
County of Klamath) ss
July 24 19 80

DONNA M. STEVENS
 STATE OF OREGON, County of _____) ss
 _____ 19____

Personally appeared _____ and _____

Personally appeared the above named.....
George R. Stevens and Donna M.
Stevens.

..... who, being duly sworn,
each for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me: Judge B. B. B. B.
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRONTIER TITLE & ESCROW CO.

NAME, ADDRESS, ZIP

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

Stephen & JoAnna Schwarz
General Deliver

Keno, Or. 97627

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of
County affixed

NAME _____ TITLE _____
By _____ Deputy _____

the payment of \$35,000.00, recorded January 22, 1977 in Volume M77, Page 1267.
4) Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,123.00, recorded February 14, 1979 in Volume M79, Page 3575.
5) Well and Road Agreement and Easements, including the terms and provisions thereof, recorded in Volume M80, Page 14132.

TOGETHER WITH a 30 foot appurtenant driveway easement for ingress and egress more particularly described as follows:

Beginning at the south corner of the Section 34, Township 36N, Range 12E, Meridian 1W, containing 40.00 acres, more or less, as shown on the plat of the same, and

Beginning at a point N89°58'54"E (West by plat) 237.0 feet from the Southwest corner of Lot 5, Block 6, First Addition to Keno Whispering Pines, a duly recorded subdivision, said point being on the South line of said Lot 5; thence Northeasterly along the centerline of an existing driveway, to a point that is N89°58'54"E 277.0 feet and N00°03'07"W 85.0 feet from the Southwest corner of said Lot 5, with bearings based on the East line of said Lot 5 as being plat record of North-South.

STATE OF OREGON; COUNTY OF Klamath;
 filed for record at request of
 his 30th day of July
 To Have and to hold the same unto the said
 to and with said grantee and his heirs, successors and assigns
 except as hereinafter provided.

duly recorded in Vol. M80, of Deeds at 11 o'clock P.M., on Page 14172
 A. D. 1980

On Page 14172
Wm. D. MILNE, County Clerk
By Berntha J. Helch
Fee \$7.00
George R. Atkins

and that the seal attixed to the foregoing instrument is the
 of said corporation and that said instrument was signed and
 half of and corporation by authority of its board of directors
 their authorized said instrument to be its voluntary act
 Before me:
 Personally appeared _____
 each for himself and not one for the other, did say that the
 President and that the
 Secretary of _____
 who, being
 State of Oregon,
 County of _____
 July 22, 1980
 Personally appeared the above named
 George W. Stevens and Donna M.
 and acknowledged the foregoing instru-
 ment and deed
 before me
 I, _____
 a Notary Public in and for the State of Oregon,
 do hereby certify that the foregoing instrument and deed
 were duly acknowledged before me by the persons whose names
 are subscribed to the same, and that they are the legal
 representatives of the said corporation.
 In testimony whereof, I have hereunto set my hand and the seal of
 my office at _____, Oregon, this _____ day of _____, 1980.

NOTARY PUBLIC FOR OREGON
My commission expires: 8-23-81

NOTARY PUBLIC FOR OREGON
My commission expires: 8-23-81

STATE OF OREGON

[illegible]