

KNOW ALL MEN BY THESE PRESENTS, That KENNETH D. STEPP and MILDRED L. STEPP, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. ROSS and SHIRLEY A. ENGLAND, not as tenants in common, but with, hereinafter called the rights of survivorship, 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:

Beginning at point in the Southerly line of Laverne Avenue, 240 feet West of the intersection of said line with the Westerly right of way line of the Great Northern Railway; running thence Westerly along the Southerly line of Laverne Avenue, 60 feet; thence Southerly at right angles to Laverne Avenue, 200 feet; thence Easterly parallel with Laverne Avenue, 60 feet; thence Northerly 200 feet to the place of beginning. Being a portion of Tract No. 9, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 stated on the reverse side of this deed and those apparent upon the land, if any, 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 \$ 42,500.00

However, the actual consideration consists of or includes other property or value when so provided which in the whole or in part is subject to a lien or other claim of the grantor. (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 15th day of November, 1985; 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)

Kenneth D. Stepp
KENNETH D. STEPP

Mildred L. Stepp
MILDRED L. STEPP

STATE OF OREGON
County of Klamath
November 15, 1985

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

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 _____

_____ a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named KENNETH D. STEPP and MILDRED L. STEPP

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

Notary Public for Oregon
My commission expires: 8-15-87

Kenneth D. Stepp & Mildred L. Stepp

P.O. Box 302
O'Brien, OR 97534
GRANTOR'S NAME AND ADDRESS

Gary L. Ross & Shirley A. England

2938 Laverne
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

continued from the reverse side of this deed -

"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."

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: January 20, 1976
Recorded: January 21, 1976
Volume: M76, page 956, Microfilm Records of Klamath County, Oregon
Amount: \$16,150.00
Mortgagor: Kenneth D. Stepp and Mildred L. Stepp, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees herein hereby agree to assume and pay in full the above described Mortgage and further agrees to hold the Grantors harmless therefrom.

5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: July 23, 1984
Recorded: July 30, 1984
Volume: M84, page 12836, Microfilm Records of Klamath County, Oregon
Amount: \$15,000.00
Mortgagor: Kenneth D. Stepp and Mildred L. Stepp, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees herein hereby agree to assume and pay in full the above described Mortgage and further agrees to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day of November A.D. 19 85 at 3:21 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 18654.

FEE \$9.00

Evelyn Biehn
By _____

County Clerk

[Signature]

STATE OF OREGON

County Clerk

Recorded in _____
Book _____
Page _____
Date _____
By _____

Recorded in _____
Book _____
Page _____
Date _____
By _____