

OK

58390

MTC 1396-672

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Richard L. Gardiner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lyle J. Stepman and Carol L. Stepman H.F.W., 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:

SEE EXHIBIT A BELOW

LYLE J. STEPMAN  
AND

CAROL L. STEPMAN

HUSBAND + WIFE AS JOINT TENANTS

The North 704 feet of the East 2475 feet of the SE 1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.

(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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Other Than Money.  
① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 13 day of FEB, 1986; 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.

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.

Richard L. Gardiner

STATE OF CALIFORNIA

COUNTY OF SAN DIEGOOn FEB 13, 1986before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD L. GARDINER

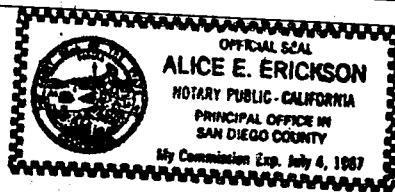
(Individual)

☒ personally known to me ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) HE subscribed to this instrument and acknowledged that HE executed the same.

WITNESS my hand and official seal.

Signature

Alice E. Erickson



ATTIX corporate seal

Richard L. Gardiner  
8545 Mission Gorge 243  
Santee, CA 92071

GRANTOR'S NAME AND ADDRESS

Lyle J. Stepman + Carol L. Stepman  
3500 Revere  
Oakland, CA 94605

GRANTEE'S NAME AND ADDRESS

After recording return to:

LYLE J. + CAROL L. STEPMAN  
3500 REVERE  
OAKLAND, CA 94605

NAME, ADDRESS, ZIP

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

Above Grantees

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of February, 1986, at 8:47 o'clock A.M., and recorded in book/reel/volume No. M86 on page 2910 or as fee/tile/instrument/microfilm/reception No. 58390, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Berntha Sheloach Deputy

Fee \$5.00