

78108

KNOW ALL MEN BY THESE PRESENTS, That SPRING CREEK HOME & LAND, INC., An

Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT STEVENS, 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:

All that portion of Lot 16, Block 9, Tract 1019, WINEMA PENINSULA, UNIT NO. 2, in the County of Klamath, State of Oregon, lying North of Tecumseh Way as shown on the Plat of Tract No. 1050, Winema Peninsula, Unit No. 3.

(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 those set out in Exhibit "A" Attached hereto

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 \$ 6,000.00. The whole of the consideration is hereby acknowledged by the grantee and the grantor.

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 27 day of July, 1987; 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.

SPRING CREEK HOME & LAND, INC.
BY: Richard R. Kopczak PRES.

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

Personally appeared the above named _____

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
July 27, 1987.
Personally appeared Richard R. Kopczak who, being duly sworn, is the president and duly authorized officer of SPRING CREEK HOME & LAND, INC., 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:
Sandra Handsaker
Notary Public for Oregon
My commission expires: 7-23-89 (Official Seal)
(If executed by a corporation, affix corporate seal)

Spring Creek Home & Land, Inc.

GRANTOR'S NAME AND ADDRESS
Robert Stevens

GRANTEE'S NAME AND ADDRESS
After recording return to:
Robert Stevens
1465 Lockbourne Rd
Columbus, Ohio 43206
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Robert Stevens
1465 Lockbourne Rd
Columbus, Ohio 43206
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of _____
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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME _____ TITLE _____
By _____ Deputy

EXHIBIT "A"

14607

SUBJECT TO:

1. Conditions, restrictions, as shown on the recorded plat of Tract 1019, Winema Peninsula Unit #2.
2. Subject to rules and regulations of Fire Patrol District.
3. Reservations and Restrictions, as contained in Deed of Tribal Property recorded in Book 310 at page 175, Deed Records of Klamath County, Oregon, as follows: "The above described land is subject to a right of way to the Klamath Telephone and Telegraph Company, for telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior, on May 10, 1927, subject to the provisions of the Act of March 3, 1901 (31 Stat. 1058-1063), Departmental regulations thereunder and subject also to any prior, valid existing right or adverse claim. Title to the above described property is conveyed subject to any existing easements for public roads and highways for public utilities, and for railroads and pipelines and for any other easements or rights of way of record."
4. Taxes for the year 1987-1988 are now a lien but not yet payable.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Company
on this 13th day of August A.D. 19 87
at 4:21 o'clock P.M. and duly recorded
in Vol. M87 of Deeds Page 14606

Evelyn Biehn, County Clerk

By Pam Smith

Deputy.

Fee, \$14.00