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**Aspen**  
 TITLE & ESCROW, INC.

Aspen 33103

WARRANTY DEED - INDIVIDUAL

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AFTER RECORDING RETURN TO:  
 LLOYD D. STEVENSON  
 SUSAN M. STEVENSON  
 7455 Hagar Way  
 Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

WANDA J. CONLEY hereinafter called grantor, convey(s) to LLOYD  
 D. STEVENSON and SUSAN M. STEVENSON, husband and wife,  
 hereinafter called Grantee all that real property situated in  
 the County of KLAMATH, State of Oregon, described as:

The N 1/2 of the E1/2 and the S1/2 of the E1/2 of Lot 6, Block  
 2, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of  
 Klamath, State of Oregon.

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of  
 Klamath Falls Forest Estates, Sycan Unit.
3. Rights of the public in and to any portion of the herein  
 described premises lying within the boundaries of roads or  
 highways.
4. Reservations and conditions in the deed from the United  
 States of America, Department of the Interior, etc. to Edward I.  
 Mitchell, et al., recorded July 20, 1959 in Book 314 at page  
 291, Deed Records of Klamath County, Oregon, as follows:  
 "...title to the above described property is conveyed subject to  
 all other existing easements for public roads and highways, for  
 public utilities, and for railroads and pipe lines and for any  
 other easements or rights of way of record; and there is hereby  
 reserved andy and all roads, trails, telephone lines, etc.,  
 actually constructed by the United States, with the rights of  
 the United States to maintain, operate or improve the same so  
 long as needed or used for or by the United States. (Dept.  
 Instr., January 13, 1916, 44 L.D. 513)."
5. Reservations of 50% of all mineral rights by Klamath Lumber  
 and Box Co., Inc., including the terms and provisions as set  
 forth in deed recorded November 23, 1962 in Book 341 at page  
 478, Deed Records.
6. Reservation of 50% of all mineral rights by Klamath Lumber &  
 Box Co., Inc., including the terms and provisions as set forth  
 in correct deed recorded December 10, 1962 in Book 342 at page  
 8, Deed Records.
7. Easement, including the terms and provisions thereof:  
 For: Road and Utility Easement  
 Granted to: Klamath County, Oregon  
 Recorded: January 3, 1964 Book: 350 Page: 251  
 Affects: A 50 foot stript of land along the lot lines of  
 those lots as shown on the official recorded plat  
 of Klamath Falls Forest Estates, Sycan Unit.

*J.D.S.*  
 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  
*J.M.S.*  
 Continued on next page

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APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$6,792.70.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of February, 1989.

Wanda J. Conley  
WANDA J. CONLEY

STATE OF OREGON, County of KLAMATH)ss.

February 1st, 1989.

Personally appeared the above named WANDA J. CONLEY and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me Sandra Handsoe  
Notary Public for OREGON  
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Feb. A.D. 1989 at 11:13 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 2174 day

FEE \$13.00

By Evelyn Biehn County Clerk  
Sandra Handsoe