

16921

#01035293
WARRANTY DEED

Vol. m90 Page 12824

AFTER RECORDING RETURN TO:
MARK W. STEVENSON
864 ROXANNE AVENUE
LONG BEACH, CA 90815

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

DONALD E. BAILEY and GEORGE A. PONDELLA, JR., hereinafter called
GRANTOR(S), convey(s) to MARK W. STEVENSON, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The N 1/2 of the SW 1/4; the N 1/2 of the N 1/2 of the S 1/2 of
the SW 1/4, Section 29, Township 35 South, Range 11 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
SAVING AND EXCEPTING THEREFROM a right of way for road purposes
over the South 60 feet thereof.

Code 8 Map 3511-2900 TL 1900

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1.) Subject to rules
and regulations of Fire Patrol District. 2.) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3.)
Reservations, including the terms and provisions thereof,
contained in Trust Patent, recorded in Book 305 at Page 208,
Deed Records. 4.) Reservations and restrictions, including the
terms and provisions thereof, in Land Status Report, recorded
October 21, 1958 in Book 305 at Page 210, Deed Records. 5.)
Easement as reserved in Warranty Deed recorded July 26, 1972 in
Book M-72 on page 8143.

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
\$6,500.00.

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 19th day of June 1990.

Donald E. Bailey
DONALD E. BAILEY

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

STATE OF OREGON, County of Klamath)ss

June 28, 1990

Personally appeared the above named DONALD E. BAILEY and GEORGE
A. PONDELLA, JR. and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, Barbara P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1995

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen title co. the 29th day
of June A.D., 19 90 at 11:10 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 12824.

FEE \$33.00

Evelyn Biehn - County Clerk
By Pauline Mullendore