46063 ITLE & ESCROW, INC.

0/038351

WARRANTY DEED

AFTER RECORDING RETURN TO: ANGELA M. DAWSON 10120 SCENIC VALLEY ROAD VALLEY SPRINGS CA 95252

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

ROBERT A. STEINER AKA AS R. A. STEINER AND BARBARA J. STEINER AKA BARBARA STEINER, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to ANGELA M. DAWSON hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

The S 1/2 of the E 1/2 of Lot 13, Block 7, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

CODE 8 MAP 3313-3300 TL 2600

PARCEL 2:

The N 1/2 of the E 1/2 of Lot 12, Block 7, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

CODE 8 MAP 3313-3300 TL 2700

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if nay, and those apparent upon the land.

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 \$7,200.00.

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 12th day of May, 1992.

ROBERT A. STEINER BARBARA STEINER

STATE OF OREGON, County of Klamath)ss.

Mafilae 11 , 1992

Personally appeared the above named ROBERT A. STEINER AND BARBARA 1. STEINER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before new Jandia
Notaly Public for OREGON

My Commission Expires:

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STATE OF OREGON: COUNTY OF KLAMATH:

at request of Aspen Title Co. the 11th

June A.D., 19 92 at 3:12 o'clock P.M., and duly recorded in Vol. M92 Filed for record at request of _ _____ on Page _______. Deeds County Clerk Evelyn Biehn County Clerk
By Queline Mullen dere \$35.00 FEE

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