

MOUNTAIN TITLE COMPANY of JACKSON COUNTY

46948

WARRANTY DEED

Vol. m 9 3 Page 14447

MTL-4-27679-LB

KNOW ALL MEN BY THESE PRESENTS, That

DARRELL BECKSTEAD and LAURENE BECKSTEAD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONTY E. STEVENS and KATHLEEN L. STEVENS, husband and wife, 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 ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY
of JACKSON COUNTY

(IF SPACE IS 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 except reservations, restrictions rights of the public and easements now of record and the 1992-93 real property taxes a lien, not yet due and payable.

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 \$ 135,000.00

~~Indicate which of the following symbols 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 22 day of June, 19 92; 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 an interest in the property should check with the appropriate city or county planning department for any approved uses.

Darrell Beckstead
Darrell Beckstead

Laurene Beckstead
Laurene Beckstead

(If the signer of this deed is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Clatsop

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on

June 22, 1992 by Darrell Beckstead

and Laurene Beckstead

This instrument was acknowledged before me on _____

as _____

of _____

Before me:

DEBRA J. HOOD

NOTARY PUBLIC - OREGON

My Commission Expires 9-6-92

Before me:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

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

GRANTEES

P.O. Box 466
Fort Klamath, OR 97626

EXHIBIT A

PARCEL 1:

A TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SECTION 21; THENCE SOUTH 593 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 300 FEET; THENCE SOUTH 200 FEET; THENCE EAST 100 FEET; THENCE SOUTH 122 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF DEED M66 AT PAGE 12551, RECORDED DECEMBER 20, 1966; THENCE EAST 200 FEET; THENCE NORTH 325 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM ANY PORTION LYING WITHIN MAIN STREET.

PARCEL 2:

A TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 968 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21; THENCE WEST 200 FEET; THENCE SOUTH 50 FEET; THENCE EAST 200 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM ANY PORTION LYING WITHIN MAIN STREET.

PARCEL 3:

A PARCEL OF LAND SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 918 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21; THENCE WEST 200 FEET; THENCE SOUTH 50 FEET; THENCE EAST 200 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THE EAST 30 FEET USED OF ROAD PURPOSES.

PARCEL 4:

COMMENCING AT A POINT 100 FEET EAST OF A STAKE 400 FEET WEST AND 800 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE EAST 100 FEET; THENCE SOUTH 200 FEET; THENCE WEST 100 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT 400 FEET WEST AND 800 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE EAST 100 FEET; THENCE SOUTH 200 FEET; THENCE WEST 100 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

MONTY E AND KATHLEEN L STEVENS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
 of July A.D., 19 92 at 2:08 o'clock P. M., and duly recorded in Vol. M92
 of Deeds on Page 14447
 Evelyn Biehn County Clerk
 By Rosanne Mulindere

FEE \$35.00