



02038730
WARRANTY DEED

AFTER RECORDING RETURN TO:
MICHAEL KEVIN MCAULIFFE
CHANNON L. ROBINSON
P.O. Box 738
Merrill, OR 97633

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

LLOYD D. STEPHENS and GERALDINE R. STEPHENS, husband and wife
hereinafter called GRANTOR(S), convey(s) to MICHAEL KEVIN
MCAULIFFE and CHANNON L. ROBINSON, not as tenants in common, but
with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

AS PER ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

M.K.M.
CLR "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 conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent on 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
\$65,500.00.

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 21st day of July 1992.

Lloyd D. Stephens
LLOYD D. STEPHENS

Geraldine R. Stephens
GERALDINE R. STEPHENS

STATE OF OREGON, County of Klamath)ss.

On this 21st day of July, 1992,

Personally appeared the above named LLOYD D. STEPHENS and
GERALDINE R. STEPHENS and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me, Judith Handsaker
Notary Public for Oregon
My Commission Expires: 7/23/93

16671

EXHIBIT "A"

A portion of Lot 48, MERRILL TRACTS, in the County of Klamath,
State of Oregon, described as follows:

A parcel of land situated in the NE 1/4 NW 1/4 Section 11,
Township 41 South, Range 10 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, more particularly
described as follows:

Beginning at the quarter corner common to Sections 2 and 11,
Township 41 South, Range 10 East of the Willamette Meridian;
thence Westerly 700 feet along the section line between Sections
2 and 11, being the centerline of a county road, to a point on
said section line; thence Southerly 30.00 feet at right angles
to said section line to the Northwest corner of said parcel on
the Southerly right of way line of said county road, being the
true point of beginning; thence Easterly 115.00 feet along the
Southerly right of way line of said county road and parallel to
said section line to a point; thence Southerly at right angles
to said section line to the high water line of Lost River;
thence Westerly along the high water line of Lost River to a
point approximately 221 feet South of the point of beginning;
thence North to the point of beginning.

CODE 18 MAP 4110-1180 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of July A.D., 19 92 at 1:22 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 16670
By Evelyn Biehn County Clerk
[Signature]

FEE \$35.00