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WARRANTY DEED  
(Statutory Form)Vol. 92 Page 20347

GRANTOR: KEN BOYER

MTL 28275  
CONVEYS AND WARRANTS TO

GRANTEE: BENNEY L. STEDHAM and SANDRA LEE FEATHERS, with right of survivorship

the following described real property free of encumbrances except as specifically set forth herein:

Lots 5 and 6 in Block 17 of TRACT NO. 1061, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account no: 2309-013C0-06500

## SUBJECT TO:

1. Taxes for the fiscal year 1992-1993, a lien not yet due and payable.
2. Reservations and restrictions in deed from the Shevlin-Hixon Company to Brooks Scanlon, Inc., recorded March 28, 1951, in volume 246, page 165, Deed Records of Klamath County, Oregon.
3. Right of Way dated June 23, 1972 and recorded June 23, 1972 in volume M72, page 6813, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to building setback lines and street reservations strip as shown on the annexed plat."
5. A 25 foot building setback along front of lots as shown on dedicated plat.
6. Covenants, conditions and restrictions, imposed by instrument, recorded in volume M72, page 6815, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 7,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: Ken BoyerDATED: September 1, 1992

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

Grantee at: P.O. Box 498, LaPine, OR 97739STATE OF OREGON, County of Deschutes ss.Date: September 1, 1992Personally appeared the above named Ken Boyerand acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, County of \_\_\_\_\_ ss.

Date: \_\_\_\_\_

Personally appeared \_\_\_\_\_, who being sworn, stated that he/she is the \_\_\_\_\_ of \_\_\_\_\_ grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.on this 4th day of Sept. A.D., 19 92  
at 11:32 o'clock A.M. and duly recorded  
in Vol. M92 of Deeds Page 20347

Evelyn Biehn County Clerk

By Caroline Nielsen

Deputy.

Fee, \$30.00

K-30 8-91

NOTARY SEAL

OFFICIAL SEAL  
KARIM LEA  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 04777  
MY COMMISSION EXPIRES MAY 5, 1996

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18740K  
P.O. Box 6187, Bend, OR 97708