MOUNTAIN TITLE COMPANY

WARRANTY DEED

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56892 MTC 29225-KR

KNOW ALL MEN BY THESE PRESENTS, That DONALD G. BIENVENUE and PAULINE BIENVENUE, husband and wife, as to PARCEL 1, and BURKETT M. JOHNSON, as to an undivided 53% interest **see Grantors continued below *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* LLOYD STEPHENS *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:*

PARCEL 1: Lots 14 and 16 of TRACT 1110, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
PARCEL 2: Lot 17 of TRACT 1110, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**GRANTORS continued - and DONALD G. BIENVENUE and PAULINE BIENVENUE, as to an undivided 47% interest as to Parcel 2

JAN 28 PM 9 47

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed *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 $ 10,000.00 .

~~The actual consideration consists of or includes other property or value given or promised which is the whole (~~ ~~) part of the consideration (indicate which), (whether or not applicable) should be deleted.~~

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 21st *day of* January *, 19* 93 *; 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.*

Donald G. Bienvenue
DONALD G. BIENVENUE

Pauline Bienvenue
PAULINE BIENVENUE

Burkett M. Johnson
BURKETT M. JOHNSON

OFFICIAL SEAL
TERRI A. SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 035651
MY COMMISSION EXPIRES MAR. 25, 1995

STATE OF ~~OREGON~~ HAWAII,)
) ss.
County of _____)

January 21, 19 93.

Personally appeared the above named BURKETT M. JOHNSON

and acknowledged the foregoing instrument to be his *voluntary act and deed.*

Before me: _____

Notary Public for ~~OREGON~~ HAWAII

My commission expires: 7/1/95

NOTARY PUBLIC STATE OF HAWAII

STATE OF ~~OREGON~~, County of Douglas) ss.

The foregoing instrument was acknowledged before me this January 21, 19 93, *by* DONALD G. BIENVENUE, ~~and by~~ and by PAULINE BIENVENUE, ~~as~~ and acknowledged the foregoing instrument to be ~~its~~ their voluntary ~~act and deed. on behalf of the corporation.~~ act and deed.

Notary Public for ~~OREGON~~ _____ (SEAL)

My commission expires: 3-25-95

DONALD G. BIENVENUE et al
GRANTOR'S NAME AND ADDRESS

LLOYD STEPHENS
General Delivery
Lakeview, OR 97630
GRANTEE'S NAME AND ADDRESS

After recording return to:

LLOYD STEPHENS
General Delivery
Lakeview, OR 97630
NAME, ADDRESS, ZIP

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

LLOYD STEPHENS
General Delivery
Lakeview, OR 97630
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th *day of* Jan. *, 19* 93 *, at* 9:47 *o'clock* A *M., and recorded in book* M93 *on page* 2021 *or as file/reel number* 56892 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mercinaire Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY