MOUNTAIN TITLE COMPANY

58349

MTC: 29396

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Keith E. McClung and Beverly J. McClung

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger A. Stevens and Gwyn E. 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, 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:*

A tract of land situated in TRACT 19 of JUNCTION ACRES, a duly recorded subdivision situated in the SW1/4 NW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath county, Oregon, more particularly described as follows:

Parcel 2 of Land Partition 42-92

SUBJECT TO: A 8 foot driveway easement, the East line of which begins at the Southeast corner of said Parcel 2; thence N00 degrees 00' 15" East 90.00 feet.

"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."

'93 MAR 5 PM 3 26

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 those of record and those apparent upon the land, if any, 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 $ 139,000.00 *.*

~~[illegible] 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 5th *day of* March *, 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.*

Keith E. McClung

Keith E. McClung

Beverly J. McClung

Beverly J. McClung

STATE OF OREGON,
County of Klamath *)*
March 5 *, 19* 93 *. ss.*

Personally appeared the above named Keith E. McClung and Beverly J. McClung *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Gale Ramey

Notary Public for Oregon
My commission expires: 9-14-96

OFFICIAL SEAL
GALE RAMEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 016331
MY COMMISSION EXPIRES SEPT. 14, 1996

STATE OF OREGON, County of _____ *) ss.*
The foregoing instrument was acknowledged before me this _____ *, 19* ____ *, by* _____ *,* _____ *president, and by* _____ *,* _____ *secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: *(SEAL)*

Keith E. McClung and Beverly J. McClung

GRANTOR'S NAME AND ADDRESS

Roger A. Stevens and Gwyn E. Stevens
7609 Booth Rd.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
~~Klamat First Federal~~
~~P. O. Box 5270~~
~~Klamath Falls, OR 97601~~

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*

I certify that the within instrument was received for record on the 5th *day of* March *, 19* 93 *, at* 3:26 *o'clock* P *M., and recorded in book* M93 *on page* 4719 *or as file/reel number* 58349 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muckendore *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY