

WARRANTY DEED

MTC 30420-KR

KNOW ALL MEN BY THESE PRESENTS, That RANDAL J. TRAVIS and ANGELA TRAVIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAL G. STEDMAN and JOAN C. STEDMAN, 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:

Lot 539, Block 127, MILLS ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded October 9, 1984, in Volume M84, page 17332, Microfilm Records of Klamath County, Oregon in favor of Eugene J. Schuck and Thelma Schuck, husband and wife with the right of survivorship, as Beneficiary, which the above named Grantees hereby agree to assume and pay.

MOUNTAIN TITLE COMPANY

"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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 43,000.00

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 2nd day of August, 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.

STATE OF OREGON,
County of Klamath)
August 2, 19 93) ss.

Randal J. Travis
RANDAL J. TRAVIS
Angela J. Travis
ANGELA TRAVIS

Personally appeared the above named
RANDAL J. TRAVIS
ANGELA TRAVIS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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)

RANDAL J. TRAVIS and ANGELA TRAVIS
2511 DARROW
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
HAL G. STEDMAN and JOAN C. STEDMAN
12740 SW Wills
Tigard, OR 97223

GRANTEE'S NAME AND ADDRESS
After recording return to:
HAL G. STEDMAN and JOAN C. STEDMAN
12740 SW Wills
Tigard, OR 97223

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
HAL G. STEDMAN and JOAN C. STEDMAN
12740 SW Wills
Tigard, OR 97223

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 2nd day of Aug., 19 93, at 2:19 o'clock P. M., and recorded in book M93 on page 18988 or as file-reel number 65549.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Paul M. Muelen Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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08-02-93P02:19 RCVD