

95773

03-06-95A11:12 RCVD

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## WARRANTY DEED

ASPEN TITLE #05042967  
AFTER RECORDING RETURN TO:  
CHARLES C. STEGMAN  
MELVA JOYCE STEGMAN  
2221 UNION AVE.  
KLAMATH FALLS, OREGON 97601

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

*cl*  
NORMAN L. ROSE AND MARTHA J. ROSE, HUSBAND AND WIFE hereinafter  
called GRANTOR(S) convey(s) to CHARLES D. STEGMAN AND MELVA  
JOYCE STEGMAN, HUSBAND AND WIFE hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon described as:

Lot 11, Block 217, SECOND ADDITION TO MILLS IN THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TAX LOT 10500

*C. B. M.P.*  
"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

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  
\$20,000.00.

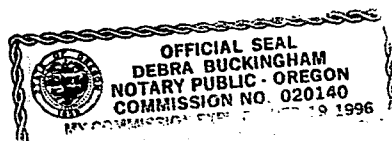
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1ST day of MARCH 1995.

*Norman L. Rose*  
NORMAN L. ROSE

*Martha J. Rose*  
MARTHA J. ROSE

STATE OF OREGON )  
County of Klamath ) ss.



The foregoing instrument was acknowledged before me this 3rd  
day of March, 1995, by NORMAN L. ROSE AND MARTHA J. ROSE.

Before me: *Debra Buckingham*  
Notary Public for Oregon  
My Commission Expires: 12-31-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day  
of March A.D., 1995 at 11:12 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 4914  
Bernetha G. Letsch, County Clerk

By *Debra Buckingham*

FEE \$30.00