

ATC # 05043350

JAMES F BELT and TERRIE R BELT, as tenants by the entirety

Grantor, conveys and warrants to JAMES E STERN and CATHY M STERN, as tenants by the entirety

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

LOT 19, BLOCK 2, FIRST ADDITION TO KELENE GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

This property is free of liens and encumbrances, EXCEPT:
See attached

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 30.930.

The true consideration for this conveyance is \$ SIXTY-NINE THOUSAND NINE HUNDRED & 00/100---, [\$69,900.00].

Dated this 11TH day of JULY 19 95

James F Belt
JAMES F BELT

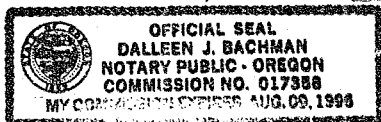
Terrie R Belt
TERRIE R BELT

STATE OF OREGON,) ss.
County of Klamath)

BE IT REMEMBERED, That on this 13th day of July, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES F BELT and TERRIE R BELT

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Dallen J. Bachman
Notary Public for Oregon.
My Commission expires Aug. 9, 1996

Title Order No. 43350

Escrow No.

After recording return to:

JAMES E STERN
85141 LORANE HWY
EUGENE, OR 97405

Name, Address, Zip

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

JAMES E STERN
85141 LORANE HWY
EUGENE, OR 97405

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

TO BE RECORDED

1) CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS SHOWN ON THE RECORDED PLAT OF FIRST ADDITION TO KELENE GARDENS. 2) EASEMENT SHOWN ON THE PLAT FOR PUBLIC UTILITIES AND RIGHT-OF-WAY FOR DITCHES. 3) REGULATIONS, LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF KLAMATH IRRIGATION DISTRICT. 4) REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF THE SOUTH SUBURBAN SANITARY DISTRICT. 5) LEVIES AND ASSESSMENTS OF THE KLAMATH COUNTY DRAINAGE DISTRICT. 6) TEMPORARY AND/OR PERPETUAL WARRANTY CLEARANCE EASEMENT GRANTED TO UNITED STATES OF AMERICA RECORDED 7/16/64 IN BOOK 354 AT PAGE 499. 7) DECLARATION OF CONDITIONS AND RESTRICTIONS RECORDED IN BOOK M-68 AT PAGE 3337.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of July A.D., 19 95 at 11:02 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 18514.

FEE \$35.00

By Bernetha G. Detsch County Clerk
Bernetha G. Detsch