

WARRANTY DEED

1396 7048
KNOW ALL MEN BY THESE PRESENTS, That

EDDIE STEFFENS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

EDDIE STEFFENS AND RAY STEFFENS AND LAURIE JOHANSEN, all with rights* 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:

WOODLAND PARK, BLOCK 7, LOT 1

*** of survivorship

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS-30.930."

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 if any apparent upon the land

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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See 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 27 day of October, 19 95; 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) ss.
October 27, 19 95.

Personally appeared the above named _____

EDDIE STEFFENS

_____ and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

Dawn Schooler
Notary Public for Oregon
My commission expires: 12/20/98

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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)

EDDIE STEFFENS

GRANTOR'S NAME AND ADDRESS

RAY STEFFENS AND LAURIE JOHANSEN

GRANTEE'S NAME AND ADDRESS

After recording return to:

RAY STEFFENS AND LAURIE JOHANSEN

P.O. Box 833
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

P.O. Box 833
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 27 day of Oct., 19 95, at 1:59 o'clock P.M., and recorded in book M95 on page 29459 or as file/reel number 8317.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Cornette Mueller Deputy

Fee \$30.00