

11-08-95A11:10 RCVD



WARRANTY DEED

ASPEN TITLE #05043993

AFTER RECORDING RETURN TO:
LES & JUDY SHOVAH939 Alameda Ave
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CLENTON C. STEPHENS JR. AND MARTHA MARIE STEPHENS, aka CLENTON C. STEPHENS AND MARTHA M. STEPHENS, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to LES SHOVAH AND JUDY SHOVAH, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real property situated in the County of , State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$61,900.00.

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 7TH day of NOVEMBER 1995.

Clenton C. Stephens Jr.
CLENTON C. STEPHENS JR.

Martina Marie Stephens
MARTHA MARIE STEPHENS

STATE OF OREGON
County of KLAMATH

On 11-7-95, 1995, CLENTON C. STEPHENS, JR. AND MARTHA MARIE STEPHENS personally appeared before me,

who is personally known to me
whose identity I proved on the basis of self
whose identity I proved on the oath/affirmation of

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Debra Buckingham
Notary Public for OREGON

My Commission Expires: 12-19-96

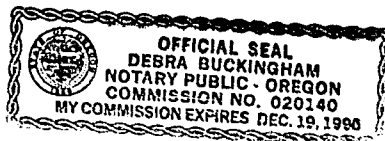


EXHIBIT "A"

PARCEL 1:

The Southerly one-half of the Westerly 40 feet of Lot 5, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the Northerly line of Alameda Street at the Southeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly along the line between Lots 5 and 6 of said Block 17 a distance of 60 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Southerly in a straight line to the Northerly line of Alameda Street (which is also the Southerly line of said Lot 6) to a point which is 27.8 feet Westerly along the Southerly line of said Lot 6 from the point of beginning; thence Easterly along the Southerly line of Lot 6 to the point of beginning, being a portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Also being the Easterly one-half of the property described in deed recorded in Volume 248 at Page 518, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DA TL 2800

PARCEL 3:

A portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Southerly line of Portland Street at the Northeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southerly along the line between Lots 5 and 6 of said Block 17, a distance of 96.2 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Northerly 98.3 feet to the Southerly line of Portland Street at a point midway between the Northeasterly corner and the Northwesterly corner of said Lot 6; thence Easterly along the Southerly line of Portland Street 39.1 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 4 feet wide on Easterly side of the line described as running 98.3 feet to the Southerly line of Portland Street for the purpose of a driveway which driveway is to be used in common with a similar 4 foot strip on the Westerly side of said line by the owner of the Westerly portion of said Lot.

CODE 1 MAP 3809-29DA TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of November A.D., 19 95 at 11:10 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 30545

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller