

'96 MAR 26 P3:33



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044459

AFTER RECORDING RETURN TO:
MR. AND MRS. LLOYD D. STEVENSON7455 Hager Way Klamath Falls Or. 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMICHAEL H. RAINES, hereinafter called GRANTOR(S), convey(s) to
LLOYD D. STEVENSON AND SUSAN M. STEVENSON, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, 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
\$16,000.00.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 18th day of March 1996.

MICHAEL H. RAINES

WV.

Lewis

STATE OF OREGON, COUNTY OF ~~KLAMATH~~ ssOn March 22nd, 1996, personally appeared MICHAEL H. RAINES,
who acknowledged the foregoing to be his voluntary act and deed.

Before me:

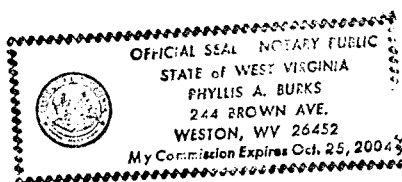
Notary Public for Oregon
My Commission Expires: 10/25/2004


EXHIBIT "A"

The Northerly 36 feet of Lot 16, Block 214, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly boundary line of said Lot, which is 84 feet from the Southeasterly corner thereof; thence Northerly along said boundary line 36 feet to the Northeast corner of said Lot; thence Westerly 50 feet to the Northwestern corner of said Lot; thence Southerly 36 feet along the Westerly boundary of said Lot; thence due East 50 feet to the point of beginning.

CODE 1 MAP 3809-33DB TL 18800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 26th day
of March A.D., 19 96 at 3:33 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 8373.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Clemey Russell