

NA 17760

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronnie Stewart, Successor Trustee of the
Joan R. Stewart Living Trust, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Scott Delay and Angela Lee Delay, husband and wife, hereinafter called grantee,
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County
 of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in Block 4 of RIVER PINE ESTATES, according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon.

Subject to: Reservations Building and Use restrictions, subject to the terms and provisions
 thereof, dated July 14, 1965 and recorded July 14, 1965 in Volume 363, at page 180, Deed
 Records of Klamath County, Oregon.

Taxes for 1995-96, a lien but not yet payable; The premises herein described are within and
 subject to the statutory powers of River Pine Estates Special Road District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
 And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real
 property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend
 the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,
 or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29 day of April, 1996;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
 duly authorized thereto by order of its board of directors.

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.

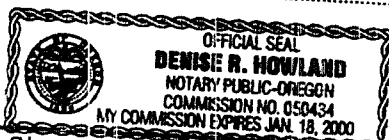
X. Ronnie Stewart
 Ronnie Stewart

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on April 29, 1996,
 by _____

This instrument was acknowledged before me on April 29, 1996,
 by Ronnie Stewart

as Successor Trustee
 of Joan R. Stewart Living Trust



Denise R. Howland
 Notary Public for Oregon
 My commission expires 1/18/2000

Ronnie Stewart, Successor Trustee

31455 S.W. Unger Road
 Cornelius, Oregon 97113

Grantor's Name and Address

Scott and Angela Delay

HC 32 Box 470

Gilchrist, Oregon 97737

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Scott and Angela Delay

HC 32 Box 470

Gilchrist, Oregon 97737

Until requested otherwise send all tax statements to (Name, Address, Zip):

Scott and Angela Delay

HC 32 Box 470

Gilchrist, Oregon 97737

SPACE RESERVED
FOR
RECORDER'S USE

\$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument
 was received for record on the 10th day
 of May, 1996, at
11:37 o'clock A. M., and recorded in
 book/reel/volume No. M96 on page
13425 and/or as fee/tile/instru-
 ment/microfilm/reception No. 17760,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, County Clerk

By Cheryl Hoover, Deputy

96 MAY 10 AM 1:37