



K-49260-D
STATUTORY WARRANTY DEED
 (Individual or Corporation)

DON STEVENSON

conveys and warrants to TRENT MIDDLEBROOKS . Grantor.

the following described real property in the County of KLAMATH and State of Oregon. . Grantee.

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the center line of an existing County Road from which the section corner common to Sections 25, 30, 31 and 36, T. 39 S., R. 9 E.W.M., bears South 89°42'30" West a distance of 2086.4 feet; thence South 0°17'30" East a distance of 30.0 feet to a point on the Southerly right of way line of said County Road being the true point of beginning of this description; thence South 0°17'30" East a distance of 871.2 feet; thence South 89°42'30" West a distance of 250.0 feet; thence North 0°17'30" West a distance of 871.2 feet; thence North 89°42'30" East a distance of 250.0 feet to the true point of beginning.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 85,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 15 day of May 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Don Stevenson
 DON STEVENSON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 15 day of May 19 96 by Don Stevenson

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

Debra Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-96

 Notary Public for Oregon
 My commission expires: _____

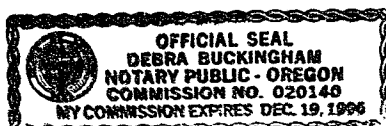
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trent Middlebrooks
144 Del Fatti Lane
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Same as Above



14241

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 16th day
of May A.D., 19 96 at 3:34 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 14240.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]

Unofficial
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