

48487

EDWARD E. STEDRON and VAL STEDRON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES R. VAN GHEM, JR. and LUCY GROETSCH, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 32 in Block 44 of TRACT 1184 - OREGON SHORES UNIT 2, FIRST ADDITION
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 14,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 2839 Serang Place, Costa Mesa, CA 92626

Dated this 7th day of November, 1997

EDWARD E. STEDRON

VAL STEDRON

STATE OF Oregon

COUNTY OF McPherson

SS. November 7th 19 97

Personally appeared the above named Edward E. Stedron and
Val Stedron

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Constance F. Swaney
Notary Public for
My commission expires Aug 9th 2000

ESCROW NO. MT42946-KA

Return to:

JAMES R. VAN GHEM, JR.
2839 Serang Place
Costa Mesa, CA 92626

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Herititle
on this 12th day of November A.D., 1997
at 11:10 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 37313

Bernetha G. Letsch, County Clerk

By Kathleen Kiser
Fees, \$30.00 Deputy.