

JAMES E. STEVENS AND ROBERTA K. STEVENS, TRUSTEES OF THE JAMES E. STEVENS AND ROBERTA K. STEVENS FAMILY TRUST DATED APRIL 18, 1995,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KERRY S. PENN,  
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 2, Block 4, BELLA VISTA - TRACT NO. 1235, 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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12712 RIVER HILLS DR., BELLA VISTA, CA 96008

Dated this 12<sup>th</sup> day of January, 1998

STEVENS FAMILY TRUST

BY: James E. Stevens TRUSTEE  
JAMES E. STEVENS

BY: Roberta K. Stevens TRUSTEE  
ROBERTA K. STEVENS

STATE OF California, County of SAN LUIS OBISPO ) ss.

This instrument was acknowledged before me on JANUARY 12, 1998

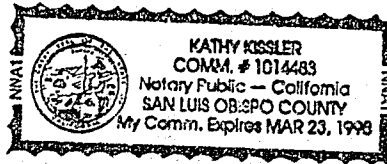
by JAMES E. STEVENS & ROBERTA K. STEVENS

as TRUSTEES

of THE JAMES E. STEVENS & ROBERTA K. STEVENS FAMILY TRUST DATED APRIL 18, 1995

Notary Public of California

My commission expires 3-23-98



ESCROW NO. MT43468-PS

Return to:

KERRY S. PENN  
12712 RIVER HILLS DR.  
BELLA VISTA, CA 96008

STATE OF OREGON,  
County of Klamath, ss.

Filed for record at request of:

Amerititle

on this 16th day of January A.D., 1998  
at 3:44 o'clock P.M. and duly recorded  
in Vol. M98 of Deeds Page 1581

Bernetha G. Letch, County Clerk

By Kathleen Rosa  
Fee, \$30.00 Deputy.