

HUGH DAN STEVENSON aka HUGH STEVENSON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTOPHER L. BOURNE and SHAENA BOURNE, as tenants by the entirety,
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:

A tract of land situated in Lot 11 of JUNCTION ACRES, according to the
duly recorded plat on file in the office of the County Clerk of Klamath
County, Oregon.

Beginning at the Northeast corner of Lot 11; thence West along the
Southerly boundary of Highway 140, 80 feet to the true point of
beginning; thence South 435 feet; thence West 100 feet; thence North 435
feet to the South line of Highway 140; thence East along said line 100
feet to the point of beginning;

TOGETHER WITH a 15 feet wide road easement along the Northerly line of
Lot 11, JUNCTION ACRES.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7910 HWY 140 EAST, KLAMATH FALLS, OR 97603

Dated this 20 day of February, 1998.

HUGH DAN STEVENSON

BY: Ernest Stevenson

ERNEST STEVENSON

ATTORNEY-IN FACT

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on February 20, 1998

by Ernest Stevenson

as Attorney-In-Fact

of Hugh Dan Stevenson

Marion Grantham
Notary Public of Oregon

My commission expires 1/22/01



ESCROW NO. MT43613-MG

Return to:

CHRISTOPHER L. BOURNE
7910 HWY 140 EAST
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of February A.D., 1998
at 11:41 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 5957

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

98 FEB 24 AM 11:41