

55874

MTC 43399-KA
WARRANTY DEEDVol. M98 Page 11176

BETH DEAVER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

EDWARD R. STUEDLI AND PAULINE H. STUEDLI AS TRUSTEES OF THE BLACK OAK RANCH TRUST,

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:

The SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 lying Easterly of Lost River (also known as a portion of Government Lot 7), in Section 6, Township 40 South, Range 10 East of the Willamette Meridian, 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8441 DEHLINGER LANE, KLAMATH FALLS, OR 97603

Dated this 31 day of March, 1998.

Beth Deaver
BETH DEAVER

STATE OF Oregon

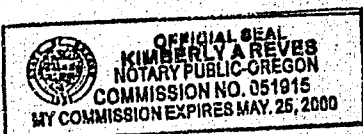
COUNTY OF Klamath

SS. March 31 19 98

Personally appeared the above named BETH DEAVER

and acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43399-KA

Return to:

BLACK OAK RANCH TRUST
8441 DEHLINGER LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 6th day of April A.D., 1998
at 3:41 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 11176

Bernetha G. Letsch, County Clerk

By Kimberly A. Reeves

Fee, \$30.00

Deputy.