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Vol. 1198 Page 23281

FORM No. 703 - WARRANTY DEED.

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WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That Steven F. Southwell, Kathleen L. Southwell, Keith L. Townsend and Janice M. Townsend

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven F. Southwell and Kathleen L. Southwell as Trustees of The Southwell Family Trust. **

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: **Keith L. Townsend and Janice M. Townsend.

The W 1/2 of Lots 5 and 6, Block 66, Lakeview Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ 0.00 (Here comply with ORS 93.030.)

Steven F. & Kathleen L. Southwell
Keith L. & Janice M. Townsend
4701 Sunset Ridge Rd. K Falls, Ore
Grantor's Name and Address 97601
Steven F. & Kathleen L. Southwell
as Trustees of The Southwell Family
Trust. Keith L. & Janice M. Townsend
Grantee's Name and Address above

After recording return to (Name, Address, Zip):
Steven F. Southwell
4701 Sunset Ridge Rd
Klamath Falls, Oregon 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Steven F. Southwell
4701 Sunset Ridge Road
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

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To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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.

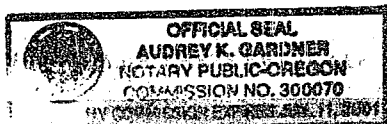
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FE 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.

Steven F Southwell
Kathleen Southwell
James M. Townsend
Klamath

STATE OF OREGON, County of _____, ss.
This instrument was acknowledged before me on June 15th, 1998,
by Steven F. Southwell and Kathleen Southwell
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Audrey K. Gardner
Notary Public for Oregon
My commission expires 6-11-01

STATE OF OREGON, Washington
County of Spokane ss.

FORM No. 22—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 26th day of June, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Keith Townsend and Janice Mae Townsend &

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Margaret E. McDermott
Notary Public for Oregon Washington
My commission expires 11/31/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Steven F. Southwell the 1st day
of July A.D., 19 98 at 11:30 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 23281

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Keith Brown