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63369

'98 JUL 24 P3:07 Vol. M98 Page 27268J. C. Stevenson, Jr., and
Margaret E. Stevenson, Husband and Wife

P. O. Box 273, Bonanza, OR 97623

Grantor's Name and Address

Mary Ann Stevenson

P. O. Box 617

Pleasant Hill OR 97455

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ratliff & Whitney-Smith

905 Main Street, Ste 200

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mary Ann Stevenson

P. O. Box 617

Pleasant Hill OR 97455

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 24th day
of July, 1998, at
3:07 o'clock P. M., and recorded in
book/reel/volume No. M98 on page
27268 and/or as fee/file/instru-
ment/microfilm/reception No. 63369,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that J. C. STEVENSON, JR., AND MARGARET E. STEVENSON,
HUSBAND AND WIFE,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARY ANN STEVENSON

hereinafter called 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:

An undivided two-thirds interest in and to the following-described property:

The West 100 feet of Lots 6 and 7 and the West 100 feet of the South half
of Lot 8, Block 3, Original Town of Bonanza, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and
easements of record and those apparent upon the land, contracts and/or liens
for irrigation and/or drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

and that
grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate
which) consideration. (The sentence between the symbols ☐ and ☒, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of July, 1998; if grantor
is a corporation, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

J. C. Stevenson, Jr.

Margaret E. Stevenson

Margaret E. Stevenson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 19th, 1998.

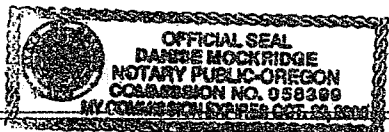
by J. C. Stevenson, Jr. and Margaret Ann Stevenson.

This instrument was acknowledged before me on July 19th, 1998.

by

as

of



Darlene Mockridge
Notary Public for Oregon

My commission expires 10-22-01