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98 AUG 17 AM 1:31

MT45399-LW
WARRANTY DEED

Vol. 1298 Page 30228

STEPHEN KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES L. BEVENS and DEB A. BEVENS, husband and wife,
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 North 73.62 feet of Lot 22, Block 13 of STEWART ADDITION, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon, as per Preproperty Line of Adjustment 2-97.

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 13th day of August 19 98

STEPHEN KING

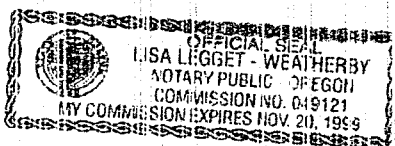
STATE OF Oregon

COUNTY OF Klamath

SS. August 13 19 98

Personally appeared the above named Stephen King

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT45399-LW

Return to:

CHARLES L. BEVENS

2714 Montelius St

Klamath Falls, OR
97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 17th day of August A.D. 1998
at 11:31 o'clock A. M. and duly recorded
in Vol. 1298 of Deeds Page 30228

Bernetha G. Letsch County Clerk

By Kathleen Ross

Fee \$30.00

Deputy