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98 AUG 17 AM 1:31

Vol. M98 Page 30498
MTC 45399-LW
WARRANTY DEED
Vol. M98 Page 30228

STEPHEN KING,

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

CHARLES L. BEVINS and DEE A. BEVINS, 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 Preoperty Line of Adjustment 2-97.

* re-recorded to correct spelling in legal.

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 his voluntary act.



(seal)

Before me:

Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT45399-LW

Return to:

CHARLES L. BEVINS

2714 Montelius St.

Klamath Falls, OR 97601

INDEXED

D-1-

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. M98 of Deeds Page 30228

Berntha G. Letsch, County Clerk

By Kathleen Ross

Fee \$20.00

Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day of August A.D., 19 98 at 9:25 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 30498

Berntha G. Letsch, County Clerk

FEE \$5.00 Re-record

By Kathleen Ross