

KNOW ALL MEN BY THESE PRESENTS, that DENNIS REGENCY, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto M. L. STEWART, INC., AN OREGON CORPORATION, herein called the Grantee's, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 12 of REGENCY ESTATES- TRACT 1292, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To have and to Hold the same unto the said 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 those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of November 1998 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dennis Regency LLC , an Oregon Limited Liability Company

By- _____

~~Melvin L. Stewart~~

By- _____

Ernest E. Dennis
Ernest E. Dennis

~~State of Oregon~~

~~County of~~

~~Acknowledged before me on November 4, 1998, by
Melvin L. Stewart as Member of Dennis Regency, LLC, an Oregon
Limited Liability Company as his voluntary act and deed.~~

~~Notary Public for Oregon~~

~~My Commission expires~~

State of Oregon

County of Lane

Acknowledged before me this 5th day of November, 1998 by
Ernest E. Dennis as Member of Dennis Regency, LLC as
Oregon Limited Liability Company as his voluntary act and deed.

John B. Camp
Notary Public for Oregon

April 10, 2002
My Commission expires

M. L. Stewart Inc.
5751 Glenridge
Klamath Falls, Oregon 97603



SE091

20000

42033

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of November A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42032.

FEE \$35-00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

