

71661

Vol. 1798 Page 46230

After recording return to (Name, Address, Zip)

Alan Barron Bail
9418 Athens Rd
Laurel, VA 22032

'98 DEC 17 P3:05

Until requested otherwise send all tax statements to

above

K53120

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Alan Barron Bail, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 CURTIS R. STEVENS AND KENDRA ANN STEVENS, HUSBAND AND WIFE

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:

Lot 4 in Block 12, Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 \$ 101,000.00.

^ However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) consideration (indicate which). ^ (The sentence between the symbols ^, 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 11th day of November, 19 98; 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.

46231

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.

Alan Barron Bail
ALAN BARRON BAIL

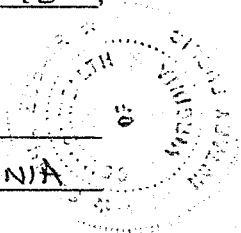
STATE OF VIRGINIA, County of FAIRFAX ss.

This instrument was acknowledged before me on Nov. 11th, 19 98,
by ALAN BARRON BAIL

Sabina Duban

Notary Public for STATE OF VIRGINIA

My Commission expires 11-30-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day
of December A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 46230.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Bear