



## WARRANTY DEED

Escrow No.: 02049945  
AFTER RECORDING RETURN TO:

Mr. and Mrs. Stephens

315 Jefferson St.  
Placerville Falls, Oregon 97601

State of Oregon, County of Klamath  
Recorded 7/27/99, at 3:16 p. m.

In Vol. M99 Page 29953

Linda Smith,

County Clerk

Fees 30-12

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DEBRA ANN PACE hereinafter called GRANTOR(S), convey(s) to  
LLOYD F. STEPHENS and RUTH STEPHENS, Husband and Wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 8, Block 41, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TAX LOT 12200

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$69,800.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 27th day of July 1999.

Debra Ann Pace  
DEBRA ANN PACE

STATE OF OREGON, County of Klamath)ss.

On this 27th day of July, 1999, personally appeared the above  
named Debra Ann Pace and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me: Trisha L. Powell

Notary Public for Oregon

My Commission Expires: 10-4-2002

