

1999 NOV 16 PM 12:06

NS

Vol M99 Page 45503



Charles D Stegman

~~Deanna B~~

Melva Joyce Stegman

Grantor's Name and Address

Jeffery C Edwards

Deanna B Edwards

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Deanna B Edwards

5633 Mason Lane

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 11/16/99, at 12:06 p.m.  
In Vol. M99 Page 45503  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Charles and Melva Stegman

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jeffery C Edwards and Deanna B Edwards

hereinafter called 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:

R-3869-03300-10500-000

Mills 2nd Addition, Block 217, Lot 11

2221 Union Ave

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): NO

Exceptions

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 \$ \_\_\_\_\_ . However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (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 12 day of November, 1999; if grantor is a corporation, 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.

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.

Melva Joyce Stegman

Charles D Stegman

Deanna B Edwards Jeffery C Edwards

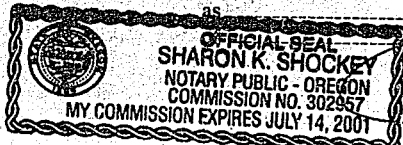
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 12, 1999.

by MELVA J. STEGMAN, Charles STEGMAN, DEANNA B. EDWARDS

Jeffery C. EDWARDS

by Jeffery C. EDWARDS



Notary Public for Oregon

My commission expires 7-14-2001