

## WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT ELAINE STEADEMAN, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by Elaine Steademan, Trustee of THE ELAINE STEADEMAN REVOCABLE TRUST, Peggy Reynolds is designated as First Successor Trustee, Darlaine Watson is designated as Second Successor Trustee, hereinafter called "Grantee", does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said 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 as above noted, and that 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.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

**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.**

**AFTER RECORDING RETURN TO:  
GRANTLAND, GRENSKY & BLODGETT  
204 WEST 9TH  
MEDFORD OR 97501**

**SEND TAX STATEMENTS TO:  
No Change**

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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

IN WITNESS WHEREOF, the Grantor executed this instrument this 15 day of December, 1999.

Elaine Steademan  
Elaine Steademan

STATE OF OREGON            )  
                                      : ss.  
County of Jackson         )

Personally appeared before me this 15 day of December, 1999, the above named ELAINE STEADEMAN and acknowledged the foregoing instrument to be her voluntary act and deed.



Kandice Oliver  
Notary Public for Oregon  
My Commission Expires 2/26/03

2555-A

EXHIBIT "A"

The South Half of Lot 4, Block 9, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 1/25/00, at 11:31 A m.

In Vol. M00 Page 2554

**Linda Smith,**

County Clerk      Fee \$ 31.00