

KEITH E. MCCLUNG,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROGER A. STEVENS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcels 1, 2, and 3 of Land Partition 45-96 situated in the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH a 1965 VANDY Manufactured Home, Oregon Licence No. X-75860 Serial No. 1810 which is situated on the real property described above.

ACCT# 3908 012D0 01000	KEY# 495020
ACCT# 3908 012D0 01004	KEY# 882037
ACCT# 3908 012D0 01003	KEY# 882039
ACCT# M-075860	KEY# 33895

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: Trust Deed recorded on August 12, 1999 in Volume M99, page 32621, Microfilm Records of Klamath County, Oregon in favor of Darrin E. Leslie and Jacqueline C. Leslie, as Beneficiary. The above named grantee hereby agrees to assume and pay in full the Trust Deed described above.

and the 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.

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.

The true and actual consideration for this conveyance is 45,485.42.

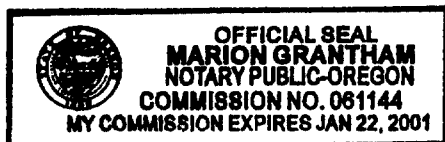
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7609 BOOTH ROAD, KLAMATH FALLS, OR 97603

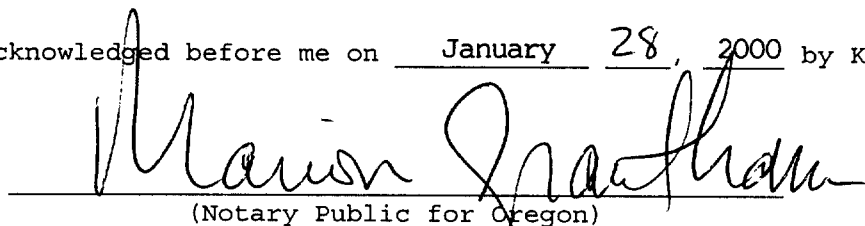
Dated this 28 day of January, 2000.


KEITH E. MCCLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 28, 2000 by KEITH E. MCCLUNG.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT50261-MG

Return to:

ROGER A. STEVENS
7609 BOOTH ROAD
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 2/11/00, at 11:13 a. m.
In Vol. M00 Page 4429
Linda Smith,
County Clerk Fee \$ 21.00

21.00
M