

2000 JUN -5 AM 11:22

MTG 51211-PS  
WARRANTY DEED

Vol M00 Page 20170

L. FRANK GOODSON and LILLIE L. GOODSON, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PHILIP A. STEPHENS and VICKIE G. STEPHENS, husband and wife,  
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:

Parcel 1 of Land Partition 37-98 being Lots 2 and 3 of TRACT 1285 -  
MALLARD BAY situated in the SE 1/4 SW 1/4 and Government Lot 4 of Section  
31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath  
County, Oregon.

KEY #874985

MAP #3407-031C0-00700

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 IN FAVOR OF O'CONNOR LIVESTOCK COMPANY, RECORDED  
IN VOLUME M98, PAGE 47899, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON,  
WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY.


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.

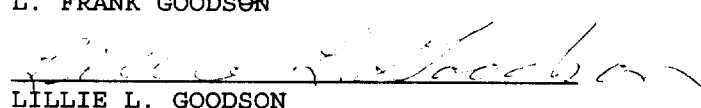
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 \$40,000.00

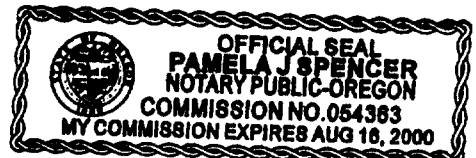
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2201 NW Highland Ave., Grants Pass, OR 97526

Dated this 2nd day of JUNE, 2000.

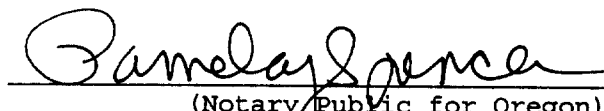
  
L. FRANK GOODSON

  
LILLIE L. GOODSON

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on JUNE 2, 2000 by L.  
FRANK GOODSON & LILLIE L. GOODSON.

  
(Notary Public for Oregon)

My commission expires 8/16/2000

ESCROW NO. MT51211-PS

Return to:  
PHILIP A. STEPHENS  
2201 NW Highland Ave.  
Grants Pass, OR 97526

State of Oregon, County of Klamath  
Recorded 06/05/00, at 11:22a m.  
In Vol. M00 Page 20170  
Linda Smith,  
County Clerk Fee \$ 21 -