

200 JUN -5 AM 11: 22

MT51211-PS
WARRANTY DEED

Vol M00 Page 20171

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:

Lot 1 of TRACT 1285 - MALLARD BAY, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

KEY #874986

MAP #3407-031C0-00600

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 DEEDS IN FAVOR OF O'CONNOR LIVESTOCK COMPANY, RECORDED
IN VOLUME M98, PAGE 23386 AND VOLUME M99, PAGE 45952, MICROFILM RECORDS
OF KLAMATH COUNTY, OREGON, WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY.

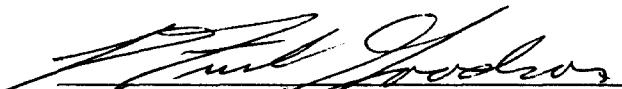
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

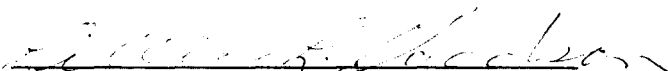
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$90,000.00

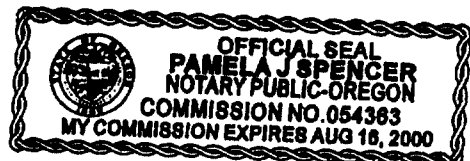
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2201 NW Highland Ave., Grants Pass, OR 97526

Dated this 2nd day of JUNE, 2000.

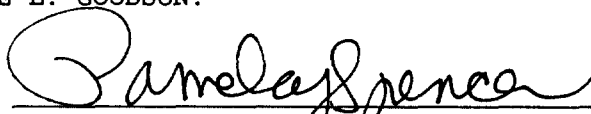

L. FRANK GOODSON


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 11:22 a.m.
In Vol. M00 Page 20171
Linda Smith,
County Clerk Fee \$ 21 -