



After recording return to:

KERRY S. PENN

PO BOX 100

BELLA VISTA, CA 96008

Until a change is requested all
tax statements shall be sent to
The following address:

KERRY S. PENN

PO BOX 100

BELLA VISTA, CA 96008

Escrow No. MT59999-PS

THIS SPACE State of Oregon, County of Klamath
Recorded 02/25/2003 3:26 p m.
Vol M03 Pg 11480
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

MT59999-PS
WARRANTY DEED

LEONARD J. STEERS AND WILHELMINA J. STEERS, TRUSTEES OF THE STEERS FAMILY TRUST DATED AUGUST 22, 1989, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KERRY S. PENN, 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 15, Block 47, TRACT 1184 - OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

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.

The true and actual consideration for this conveyance is \$10,000.00.

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.

Dated this 21st day of February, 2003.

THE STEERS FAMILY TRUST DATED AUGUST 22, 1989

BY: Leonard J. Steers, Trustee
LEONARD J. STEERS, TRUSTEE

BY: Wilhelmina J. Steers, Trustee
WILHELMINA J. STEERS, TRUSTEE

STATE OF CALIFORNIA

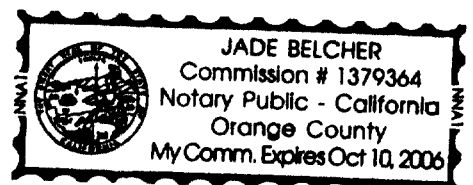
COUNTY OF Orange

} ss.

On February 21st, 2003 before me, Jade Belcher personally appeared LEONARD J. STEERS AND WILHELMINA J. STEERS, TRUSTEES OF THE STEERS FAMILY TRUST DATED AUGUST 22, 1989 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity (ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



21.00