

03 JUL 1 PM 3:52



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SHARON SENG SHUET NEE

90 Cecilia Cook

P.O. Box 1168

Chiloquin, OR 97624

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

SHARON SENG SHUET NEE

90 Cecilia Cook

P.O. Box 1168

Chiloquin, OR 97624

Escrow No. MT61152-LW

State of Oregon, County of Klamath

Recorded 07/01/2003 3:52 p m.

Vol M03 Pg 45533

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

MTC 61152-LW  
WARRANTY DEED

PHILIP A. STEPHENS and VICKIE G. STEPHENS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SHARON SENG SHUET NEE, 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, and Parcel 1 of Land Partition 37-98 being Lots 2 and 3 of TRACT 1285 - MALLARD BAY, situated in the SE1/4 SW1/4 and Government Lot 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

KEY #874985

3407-031CO-00700-000

KEY #874986

3407-031CO-00600-000

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 \$150,000.00.

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 12<sup>th</sup> day of June, 2003.

Philip A. Stephens  
PHILIP A. STEPHENS

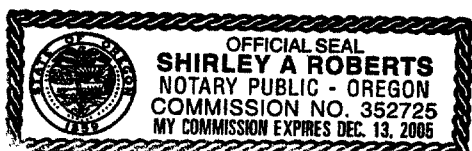
Vickie G. Stephens  
VICKIE G. STEPHENS

State of Oregon  
County of Josephine

This instrument was acknowledged before me on June 12<sup>th</sup>, 2003 by PHILIP A. STEPHENS and VICKIE G. STEPHENS.

Shirley A. Roberts  
(Notary Public)

My commission expires 12/13/05



21.00