



NJC - 61438 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRIAN D. STEVENS

State of Oregon, County of Klamath

Recorded 08/29/2003 11:19a mVol M03 Pg 64034.35

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

BRIAN D. STEVENS

855 S.W. YatesBend, OR 97702

Escrow No. MT61438-TA

WARRANTY DEED

PAUL RANDALL MCCORD AS TO PARCEL 1, PAUL MCCORD AS TO PARCEL 2 AND PAUL R. MCCORD AS TO PARCEL 3, ALL OF WHICH ARE ONE AND THE SAME INDIVIDUAL, Grantor(s) hereby grant, bargain, sell, warrant and convey to BRIAN D. 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

155593

2409-030DB-07700

155584

2409-030DB-07800

155575

2409-030DB-07900

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$20,000.00.

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 31 day of July, 03

Paul Randall McCord
PAUL RANDALL MCCORD



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 13, 2003 by PAUL RANDALL MC CORD.

Turi D. Boire
(Notary Public for Oregon)

My commission expires 6/28/04

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EXHIBIT "A"
LEGAL DESCRIPTION

64035

PARCEL 1:

Lots 8 and 9 in Block 31, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 10, Block 31, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 11 and 12 in Block 31, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.