



NIX- 62720 TA

page 1 of 2

Vol M03 Page 71647

After recording return to:  
RICHARD C. STEVENS  
2835 SUNDOWN RD  
MEDFORD, OR 97501

THIS SPACE I State of Oregon, County of Klamath  
 Recorded 09/25/03 3:13 p m  
 Vol M03 Pg 71647-48  
 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:

RICHARD C. STEVENS  
2835 SUNDOWN RD  
MEDFORD, OR 97501

Escrow No. MT62720-TA

## WARRANTY DEED

**RANDALL E. GRIFFITH and CONNIE M. GRIFFITH** <sup>and</sup> **VIRGIL R. ASKREN and JUDITH L.M. ASKREN**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **RICHARD C. STEVENS and MELODY M. STEVENS**, as tenants by the entirety, 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:

**Lots 38 and 39, FIRST ADDITION TO SPORTSMAN PARK**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3606-003CB-05600-000

Key No.: 311610

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 \$120,000.00.

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 23 day of September, 2003.

THIS DOCUMENT IS EXECUTED IN  
 TWO COUNTERPARTS EACH OF WHICH IS  
 DEEMED TO BE ONE AND THE SAME  
 INSTRUMENT.

RANDALL E. GRIFFITH

CONNIE M. GRIFFITH

VIRGIL R. ASKREN

JUDITH L.M. ASKREN

State of Oregon

County of ~~KLAMATH~~ Deschutes



This instrument was acknowledged before me on Sept 23 2003 by RANDALL E. GRIFFITH and CONNIE M. GRIFFITH, VIRGIL R. ASKREN AND JUDITH L.M. ASKREN.

Terry A. Cowan  
 (Notary Public for Oregon)

1-27-2005

26.00



71648

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RICHARD C. STEVENS

2835 SUNDOWN RD

MEDFORD, OR 97501

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

RICHARD C. STEVENS

2835 SUNDOWN RD

MEDFORD, OR 97501

Escrow No.

MT62720-TA

~~WARRANTY DEED~~

RANDALL E. GRIFFITH and CONNIE M. GRIFFITH VIRGIL R. ASKREN and JUDITH L.M. ASKREN, Grantor(s) hereby grant, bargain, sell, warrant and convey to RICHARD C. STEVENS and MELODY M. STEVENS, as tenants by the entirety, 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:

**Lots 38 and 39, FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No.:

3606-003CB-05600-000

Key No.:

311610

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 \$120,000.00.

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 23rd day of Sept, 2003

Randall E. Griffith  
RANDALL E. GRIFFITH

Connie M. Griffith  
CONNIE M. GRIFFITH

VIRGIL R. ASKREN

Judith L.M. Askren  
JUDITH L.M. ASKREN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 23, 2003 by RANDALL E. GRIFFITH and CONNIE M. GRIFFITH VIRGIL R. ASKREN AND JUDITH L.M. ASKREN.



[Signature]  
(Notary Public for Oregon)