

After Recording Return to:  
DAVID M. STEVENS JR.  
PO Box 13146

Sacramento, CA 95813

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID M. STEVENS JR.

PO Box 13146

Sacramento, CA 95813

ATC 61578 MS

## WARRANTY DEED

(INDIVIDUAL)

KENNETH G. WOODFORK and JEAN D. GARRISON, herein called grantor, convey(s) to DAVID M. STEVENS JR., herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 50 and 51, PONDEROSA PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3507-003AC TL 00300 KEY# 222663

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$65,000.00.

(here comply with the requirements of ORS 93.930)

*D.M.*  
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 July 18, 2005.

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*Kenneth G. Woodfork*  
KENNETH G. WOODFORK

*Jean D. Garrison*  
JEAN D. GARRISON

STATE OF OREGON, County of Klamath) ss.

*P* On ~~June~~ July 19, 2005 personally appeared the above named KENNETH G. WOODFORK and JEAN D. GARRISON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061578

Before me: *M. A. Silveria*  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal

