AmeriTitle
Part Of The JELD-WEN Family

MTC 80830-LW

00033846200700182940010011

After recording return to:
JOHN E. STEPHENS
152 O STREET, SPACE 49
LINCOLN, CA 95648

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

JOHN E. STEPHENS
152 O STREET, SPACE 49
LINCOLN, CA 95648

Escrow No.   MT80830-LW
Title No.   0080830

SWD

STATUTORY WARRANTY DEED

CHARLES D. SESSIONS, Grantor(s) hereby convey and warrant to **JOHN E. STEPHENS and JAN N. STEPHENS, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 26 in Block 45 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **$65,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this ___16th___ day of ___Oct___, ___2007___
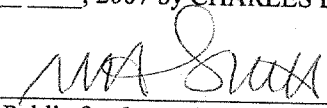
X _____
CHARLES D. SESSIONS

State of Oregon
County of Klamath

This instrument was acknowledged before me on ___10/16___, 2007 by CHARLES D. SESSIONS.

_____
(Notary Public for Oregon)

My commission expires ___12/20/10___

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC- OREGON
COMMISSION NO. 412331
MY COMMISSION EXPIRES DEC 20, 2010

21 AMT