

2010-003527  
Klamath County, Oregon



After recording return to:  
Derek R. Stephens  
3450 Lindberg Ave  
Coos Bay, OR 97420

Until a change is requested all tax statements  
shall be sent to the following address:  
Derek R. Stephens  
3450 Lindberg Ave  
Coos Bay, OR 97420

File No.: 7021-1542254 (SFK)  
Date: March 08, 2010


THIS SPA



03/19/2010 03:27:59 PM

Fee: \$42.00

1<sup>st</sup> 1542254  
**STATUTORY WARRANTY DEED**

 **Eugene E. Konopasek and Elaine M. Konopasek, Trustees of the Konopasek Family Trust u.a.d. January 04, 1988**, Grantor, conveys and warrants to **Derek R. Stephens, Heather M. Stephens, Jerry L. Stephens and Marta Stephens with full rights of survivorship.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 88 OF SECOND ADDITION TO SPORTSMAN PARK, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF AND LOTS 89 AND 90 OF SECOND ADDITION TO SPORTSMAN PARK, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$10,000.00**. (Here comply with requirements of ORS 93.030)

APN: R311148

Statutory Warranty Deed  
- continued

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Date: 03/08/2010

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

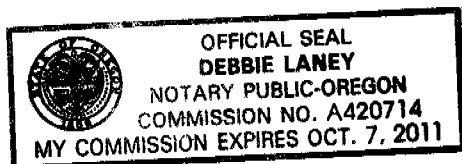
Dated this 15 day of March, 2010.

Eugene E. Konopasek and Elaine M.  
Konopasek, Trustees of the Konopasek  
Family Trust u.a.d. January 04, 1988

Elaine M. Konopasek, Trustee  
Elaine M. Konopasek, Trustee

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 15 day of March, 2010  
by **Konopasek Family Trust.**



Debbie Laney  
Notary Public for Oregon  
My commission expires: 10-7-11