

DUANE B. BEADELL and BEVERLY A. BEADELL, husband and wife
JOHN G. BELTRAMO and DIXIE L. BELTRAMO, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:

Lot 1, Block 4, PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon, and Lot 2, Block 4, FIRST ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached "Exhibit A"

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

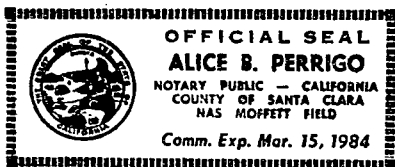
The true and actual consideration for this transfer is \$ 40,000.00 *

Dated this 17 day of September, 19 80.

Duane B. Beadell
BEVERLY A. BEADELL

CALIFORNIA
STATE OF OREGON, County of Santa Clara) ss.

On this 17 day of September, 19 80 personally appeared the above named Duane B. Beadell and Beverly A. Beadell and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Alice B. Perrigo
Notary Public for Oregon California
My commission expires: 15 Mar 1984

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Duane B. Beadell and
Beverly A. Beadell
TO
John G. Beltramo and
Dixie L. Beltramo

After Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. and Mrs. John G. Beltramo
138 Park Watson Place
San Jose, CA 95136

STATE OF OREGON,)
County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

1. Taxes for the year 1980-81 are now a lien but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof,
Recorded : August 1, 1942 Book: 149 Page: 44
In favor of : The Pacific Telephone and Telegraph Company, a
California Corporation
(Affects Lot 1)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ponderosa. (Affects Lot 1)
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : December 12, 1966 Book: M-66 Page 12403
(Affects Lot 1)
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Pine Grove Ponderosa. (Affects Lot 2)
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : December 22, 1969 Book: M-69 Page: 10609
(Affects Lot 2)
7. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Water District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 29th day of September A. D. 1980 at 3:49 clock P.M., on

duly recorded in Vol. M80 of Deeds on Page 18683

Wm D. MILNE, County Clerk

By Bernetha [Signature]

Fee \$7.00