

RICHARD L. MOULTON and BEVERLY E. MOULTON, husband and wife

_____ hereinafter called grantor, convey(s) to
 MICHAEL B. BEESON and TERRY DEE BEESEON and TERRY E. ZIMMERMANN and DARAE F. ZIMMERMANN doing business as
 ZIM/BEE PROPERTIES _____ all that real property situated in the County
 of Klamath _____, State of Oregon, described as:

The W $\frac{1}{2}$ of Lot 19 and 20, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Industrial Addition.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
 PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
 CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 AS SET FORTH ABOVE

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 \$ 17,500.00 *

Dated this 21st day of February, 19 85.

Richard L. Moulton
Beverly E. Moulton

STATE OF OREGON, County of Klamath) ss.

March 1, 19 85 personally appeared the above named
 Richard L. Moulton and Beverly E. Moulton and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

W. Darlene J. Addington
 Notary Public for Oregon

My commission expires: 3-22-85

* 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)

Richard L. Moulton
 Beverly E. Moulton

TO

Michael B. and Terry Dee Beeson
 Terry E. & Darael F. Zimmermann

After Recording Return to: *Takes:*

Zim Bee Properties
2533 California Ave.
Klamath Falls, OR 97601

STATE OF OREGON,)
) ss.
 County of Klamath)

I certify that the within instrument was received for record
 on the 1st day of March, 1985,
 at 3:39 o'clock P.M. and recorded in book M85
 on page 3127 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk

Title

By *Pam. Smith*

Deputy

Fee: \$5.00