

**WARRANTY DEED (INDIVIDUAL)**

Vol. 1180 Page 16672

10 11 AM 51 35 98

convey(s) to JAMES V. BESWICK and SHEILA M. BESWICK, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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."

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 Those set out in Exhibit "A" attached hereto

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 \$ 12,200.00 ~~However, this consideration~~
~~is not the value of the property or the value of the property given or promised, which is the whole~~
~~(indicate when) (date between symbols) (not applicable) \$600,000.00~~ ~~part of the~~

IN WITNESS WHEREOF, the grantor has executed this instrument this 3RD day of September

Marjorie Rambo

STATE OF OREGON, County of Klamath) ss.

On this 16th day of September, 19 86.

Personally appeared the above named Marjorie Rambo

Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon
 My Commission Expires: 3-22-89

Mariorie Rambo

GRANTOR'S NAME AND ADDRESS

James V. Beswick

Sheila M. Beswick

GRANTEE'S NAME AND ADDRESS

After recording return to:

James V. and Sheila M. Beswick

659 Beechwood

Rialto, CA 92376

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James V. and Sheila M. Beswick

659 Beechwood

Rialto, CA 92376

NAME ADDRESS ZIP

STATE OF OREGON,

43.

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME _____ TITLE _____
By _____ Deputy _____

FORM 005-2.5M

Lot 4, Block 6, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00° 02' 50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89° 45' 26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00° 02' 50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89° 46' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00° 02' 50" West 189.94 feet along the West line to the point of beginning.

ALSO LESS AND EXCEPT the following:

A parcel of land situated in Lot 4, Block 6, Tract 1083 CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 4, Block 6; thence North 89° 45' 08" East 345.00 feet along the North line of Lot 4, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 4, Block 6; thence South 00° 02' 50" East 252.59 feet along the East line of Lot 4, Block 6 to a point; thence South 89° 45' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00° 02' 50" West 252.56 feet along the West line of Lot 4, Block 6 to the point of beginning.

SUBJECT TO:

1. Restrictions, set back provisions and utility easements as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
2. 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 : July 3, 1973 Book: M-78 Page: 14229
3. An easement, including the terms and provisions thereof:
Dated : September 18, 1979
Recorded : September 20, 1979
Book : M-79
Page : 22402 & 22403
For : Adjoining 2 property owners
For : Access and pipeline from well on herein described property.
4. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of September _____ A.D., 19 86 at 11:01 o'clock A M., and duly recorded in Vol. M36
of Deeds on Page 16672.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____