

MOUNTAIN TITLE COMPANY

86534

KNOW ALL MEN BY THESE PRESENTS, That

MTC-19645P

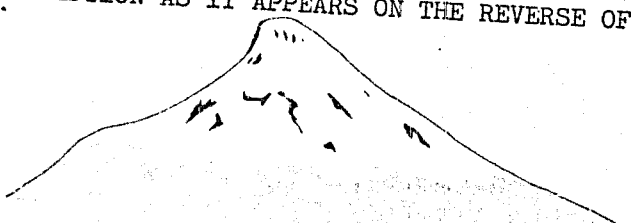
WARRANTY DEED

EARL EPOCH

Vol. 1189 Page 6238

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. BEAUBIEN and CAROL M. BEAUBIEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of April, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Earl Epoch by Wilbert M. Epoch
Earl Epoch by Wilbert M. Epoch, as Attorney in fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
4-20, 1988

Personally appeared the above named Wilbert M. Epoch, as Attorney in fact, for Earl Epoch and acknowledged the foregoing instrument to be his voluntary act and deed.

Camel Spencer
Notary Public for Oregon
My commission expires: 8-16-88

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

Earl Epoch
3426 NW Lakeness Rd
Poulsbo, WA 98370
GRANTOR'S NAME AND ADDRESS

Daniel L. Beaubien & Carol M. Beaubien
2603 Kane St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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 _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

All that portion of Tract 29 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of Tract 29 of Kielsmeier Acre Tracts, thence North along the East line of Kane Street a distance of 77 feet to the true point of beginning of this description; thence East at right angles to Kane Street a distance of 174.5 feet; thence North parallel with Kane Street to the North line of said Tract; thence West along the North line of said Tract, a distance of 174.5 feet, more or less, to the Northwest corner of said Tract; thence South along the West line of said Tract a distance of 77.3 feet, more or less, to the point of beginning.

Tax Account No.: 3909 002DB 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of April A.D. 19 88 at 4:12 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 6238.

FEE \$15.00

Evelyn Biehn
By Bernetha H. Hetsch County Clerk