

3970

Vol. m87 Page 15245#01033521  
WARRANTY DEEDAFTER RECORDING RETURN TO:  
GLEN E. BEEMAN

CAROL A. BEEMAN

Rt 3 Box 376

Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WAYNE E. DAVISON and VELDA A. DAVISON, husband and wife  
hereinafter called GRANTOR(S), convey(s) to GLEN E. BEEMAN and  
CAROL A. BEEMAN, husband and wife hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) As disclosed by  
the Tax Roll, the premises herein described have been zoned or  
classified for farm use. At any time that said land is  
disqualified for such use, the property may be subject to  
additional taxes or penalties and interest. 2) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 3) Rules and  
regulations and statutory powers of Emmitt Irrigation District.  
4) Right of Way for U.S.B.R. Keno Canal. 5) Agreement,  
including the terms and provisions thereof, recorded July 14,  
1948, Book 222, page 439.

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  
\$52,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14th day of August, 1989.

Wayne E. Davison  
WAYNE E. DAVISON

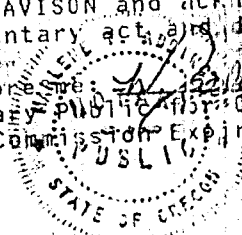
Velda A. Davison  
VELDA A. DAVISON

STATE OF OREGON, County of Klamath)ss.

August 14, 1989.

Personally appeared the above named WAYNE E. DAVISON and VELDA  
A. DAVISON and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: W. L. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.



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## EXHIBIT "A"

The following described real property in the County of Klamath,  
State of Oregon:

## PARCEL NO. 1:

Beginning at a stake in the Northerly right of way fence of the Klamath Falls-Ashland Highway which stake is South 25 degrees 29 minutes East 1230.75 feet from the section corner common to Sections 28, 29, 32, and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 0 degrees 21 minutes West 1651 feet to a stake in the Southerly bank of Emmitt Ditch; thence East along same ditch bank a distance of 131.7 feet to a stake; thence South 0 degrees 21 minutes East 1609.7 feet to a stake in the aforementioned highway fence line; thence South 72 degrees 38 minutes West along said right of way fence a distance of 137.93 feet to the place of beginning, and being in Section 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian.

## PARCEL NO. 2:

Beginning at a point in the Northerly right of way fence of the Klamath Falls-Ashland Highway, which point is South 31 degrees, 43 minutes East 1257.61 feet from the section corner common to Sections 28, 29, 32, and 33 of Township 39 South, Range 8 East of the Willamette Meridian; thence North 0 degrees 21 minutes West 1609.7 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 50.7 feet, more or less, to the Northwest corner of that tract of land conveyed to S. E. Peterson by deed dated June 12, 1947, and recorded June 28, 1947, in Book 208 at Page 165 of Deed Records of Klamath County, Oregon; thence South 0 degrees 21 minutes East, along the Westerly line of the aforementioned Peterson tract, 1593.13 feet, more or less, to a point in the aforementioned highway right of way fence; thence South 72 degrees 38 minutes West along the northerly right of way highway fence a distance of 53.12 feet, more or less, to the point of beginning.

Tax Acct. No.: 020-3908-02800-00600  
Tax Acct. No.: 021-3908-03300-00800

Key No.: 498768  
Key No.: 502110

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day  
of Aug. A.D., 19 89 at 8:44 o'clock AM., and duly recorded in Vol. M89  
of Deeds on Page 15245  
By Evelyn Biehn County Clerk  
Pauline M. Mendenhall

FEE \$13.00