

WARRANTY DEED ATCH 05033769

AFTER RECORDING RETURN TO:

KAREN L. BROWN

14111 Mulachbrook
K. L. B. One 9/20/91UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MICHAEL B. BEESON, TERRY DEE BEESON, TERRY E. ZIMMERMANN AND
DARAE F. ZIMMERMANN, ALL DOING BUSINESS AS ZIM/BEE PROPERTIES,
hereinafter called GRANTOR(S), convey(s) to KAREN L. BROWN
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

The Southerly 32.5 feet of the Easterly 73.2 feet of Lot 13 and
the Northerly 32.5 feet of the Easterly 73.2 feet of Lot 12 of
Independence Tracts.

"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) Taxes for the
year 1989-90 are now a lien but not yet payable. 2)
Conditions, Restrictions as shown on the recorded plat of
Independence Tracts. 3) Regulations, including levies,
assessments, water and irrigation rights and easements for
ditches and canals, of Enterprise Irrigation District. 4)
Regulations, including levies, liens, assessments, rights of way
and easements of the South Suburban Sanitary District, and as
per Ordinance no. 29, recorded May 24, 1983 in Book M-83 at page
8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book
M-86 at page 9346 and as per Ordinance No. 31, recorded January
6, 1988 in Book M-88 at page 207. 5) Trust Deed, including the
terms and provisions thereof in favor of Shirley F. Hilyard and
recorded February 13, 1986 in Book M-86 at page 2703, which
Trust Deed the Grantee herein DOES NOT agree to assume and pay
and Grantors hereby hold Grantee harmless therefrom.,

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
\$20,000.00.

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 2ND day of SEPTEMBER 1989.

Michael B. Beeson
MICHAEL B. BEESON,

Terry E. Zimmermann
TERRY E. ZIMMERMANN

Terry Dee Beeson
TERRY DEE BEESON

Darael F. Zimmermann
DARAE F. ZIMMERMANN

STATE OF OREGON, County of KLAMATH)ss.

September 5, 1989

Personally appeared the above named MICHAEL B. BEESON, TERRY DEE
BEESON, TERRY E. ZIMMERMANN AND DARAE F. ZIMMERMANN and
acknowledged the foregoing instrument to be THEIR voluntary act
and deed.

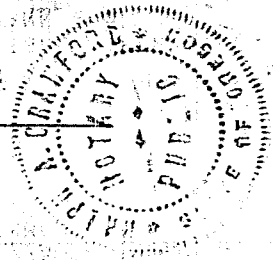
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WARRANTY DEED
PAGE 2

Before me: [Signature]
Notary Public for OREGON
My Commission Expires: MARCH 4, 1992



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Sept. A.D., 19 89 at 10:59 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 16810.

FEE \$13.00

Evelyn Biehn
By [Signature] County Clerk

THE STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, the undersigned, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.
Witness my hand and the seal of my office at Medford, Oregon, this 7th day of September, 1989.

CLERK OF COURT
MEDFORD, OREGON
I, the undersigned, Clerk of Court for the County of Klamath, Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.
Witness my hand and the seal of my office at Medford, Oregon, this 7th day of September, 1989.

NOTARY PUBLIC
MEDFORD, OREGON
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STATE OF OREGON
COUNTY OF KLAMATH
NOTARY PUBLIC
MEDFORD, OREGON

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NOTARY PUBLIC