

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM A. REEVES and VIRGINIA L. REEVES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

STEVEN N. BECK and DEBORAH E. BECK, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that 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 \$ 395,000.00

~~WILLIAM A. REEVES and VIRGINIA L. REEVES, husband and wife, for the consideration hereinafter stated, to grantor paid by STEVEN N. BECK and DEBORAH E. BECK, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:~~

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 17th day of July, 19 90; 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.

WILLIAM A. REEVES

VIRGINIA L. REEVES

STATE OF OREGON, County of \_\_\_\_\_ ss.

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

OREGON  
STATE OF OREGON, County of Klamath ss.  
July 17, 19 90

Personally appeared the above named  
WILLIAM A. REEVES and VIRGINIA L. REEVES

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Before me: Kristin L. Seld  
Notary Public for Oregon  
My commission expires: 11/16/91

WILLIAM A. REEVES and VIRGINIA L. REEVES  
22908 Gyle Rd.  
Gerber, CA 96035

GRANTOR'S NAME AND ADDRESS  
STEVEN N. BECK and DEBORAH E. BECK  
7550 Carrissa Hwy  
Santa Margarita, CA 93453

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Use a change in requested all the statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

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

MTC NO: 23321-K

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The N1/2 SE1/4 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3510 00000 03800

## PARCEL 2:

NE1/4, W1/2 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3510 00000 03500  
3510 00000 03600  
3510 00000 03700

SE1/4 NW1/4, W1/2 SE1/4, E1/2 SW1/4 of Section 30 Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3511 03000 01000

NW1/4 NE1/4, E1/2 NW1/4, Government Lots 1 and 2 of Section 31, Township 35 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3511 03100 00200

## PARCEL 3:

Government Lots 3 and 4 in Section 1, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3610 00100 00100

## PARCEL 4:

A tract of land situated in Sections 2 and 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Section 2: The SW1/4 NE1/4; S1/2 NW1/4; N1/2 SW1/4 and SW1/4 SW1/4  
Section 3: The S1/2 SE1/4 lying Easterly of the Sprague River Highway

Tax Account No: 3610 00200 00300  
3610 00200 00400  
3610 00200 00700  
3610 00200 00800  
3610 00300 01500  
3610 00300 01600

And Government Lots 1, 2, 3, and 4, Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3610 00200 00100  
3610 00200 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20 day  
of July A.D., 19 90 at 9:23 o'clock A. M., and duly recorded in Vol. M90,  
of Deeds on Page 14456.  
By Evelyn Behn County Clerk  
Bernetha A. Huber

FEE

33.00