



21028

# 020:5469

Vol. 90 Page 20061

WARRANTY DEED

AFTER RECORDING RETURN TO:

BESSIE I. GREEN

1931 Carlson Dr.Klamath Falls, OR 97603

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

DONALD S. BEYER AND ELIZABETH BEYER, TRUSTEES OF THE BEYER  
FAMILY TRUST OF 1986 hereinafter called GRANTOR(S), convey(s) to  
BESSIE I. GREEN hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 6, Block 26, KLAMATH RIVER ACRES FOURTH ADDITION, in the  
County of Klamath, State of Oregon.

CODE 96 MAP 3907 -2600 TL 900

"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) 1990-91 taxes, a  
lien not yet payable. 2) Subject to rules and regulations of  
Fire Patrol District. 3) Conditions, Restrictions as shown on  
the recorded plat of Klamath River Acres Fourth Addition. 4)  
This property lies within and is subject to the levies and  
assessments of the Klamath River Acres Road District. 5)  
Contract, including the terms and provisions thereof: Vendor:  
Klamath River Acres of Oregon, LTD; Vendee: Donald S. Beyer and  
Elizabeth Beyer, dated August 20, 1979 recorded on August 30,  
1979 in book M-79 at page 20750. The vendee's interest  
thereunder was assigned: to: Donald S. Beyer and Elizabeth  
Beyer, Trustees of the Beyer Family Trust of 1986, recorded on  
April 3, 1986 in Book M-86 at page 5536. WHICH SAID CONTRACT THE  
GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE GRANTOR HEREIN  
AGREES TO HOLD GRANTEE HARMLESS THEREFROM. 6) Document entitled  
Statement of Claim for a Mineral Interest in Property Located  
in Klamath County, Oregon, executed by International Paper  
Company, a corporation, recorded August 5, 1986 in Book M-86 at  
page 13766.

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  
\$12,000.00.

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 26th day of September, 1990.

DONALD S. BEYER AND ELIZABETH BEYER,  
TRUSTEES OF THE BEYER FAMILY TRUST  
OF 1986.

Donald S. Beyer  
DONALD S. BEYER

Elizabeth Beyer  
ELIZABETH BEYER

Donald S. Beyer  
DONALD S. BEYER, TRUSTEE

Elizabeth Beyer  
ELIZABETH BEYER, TRUSTEE

STATE OF CALIFORNIA, County of Marion ss.

Continued on next page

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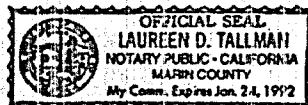
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WARRANTY DEED  
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October 1, 1990.

Personally appeared the above named DONALD S. BEYER AND ELIZABETH BEYER, EACH INDIVIDUALLY AND AS TRUSTEE OF THE BEYER FAMILY TRUST OF 1986 and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me Lauren D. Tallman  
Notary Public for California  
My Commission Expires: 1/24/92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
of Oct A.D. 19 90 at 10:44 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 20061  
Evelyn Biehn - County Clerk  
By Lauren D. Tallman

FEE \$33.00

CLERK & ECONOMY INC  
2061  
31032

NOTARY PUBLIC 20061