

KNOW ALL MEN BY THESE PRESENTS, That
HENRY EDWARDS and MOLLIE EDWARDS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GEORGE W. BEAUBIEN and CHERYL L. 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,
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:

The following described property in Section 23, Township 34 South, Range 8 East of
the Willamette Meridian, Klamath County, Oregon, more particularly described as follow

The SE¹ of NE¹ lying Southerly of Sprague River. The E¹ of SE¹ lying Southerly and
Easterly of Sprague River.

SEE REVERSE FOR ADDITIONAL ENCUMBRANCE

SUBJECT TO: Notice of lien for disqualification of the special assessment for Farm
Use Land. An additional tax has been levied as disclosed by the assessment roll and
tax roll for Code 99 Properties. Account #3408-02300-01800, Amount \$7,495.56, plus
interest, if any. Grantees named herein hereby agree to assume and pay in full.

"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 \$112,504.44.
~~IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals at the County of CALAVERAS, State of CALIFORNIA, this 27th day of March, 1991.~~

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 27 day of March, 19 91;
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.

STATE OF ~~OREGON~~ CALIFORNIA)
County of CALAVERAS) ss.
27 day of March, 19 91

Personally appeared the above named
HENRY EDWARDS and MOLLIE EDWARDS

HENRY EDWARDS

MOLLIE EDWARDS

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

Before me: Jeanne Thompson
Notary Public for Oregon California
My commission expires: Sept 16, 1994



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
____ day of _____, 19____, by _____,
president, and by _____,
secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

HENRY EDWARDS
P.O. Box 1467
Murphys, CA 95247

GRANTOR'S NAME AND ADDRESS

GEORGE W. BEAUBIEN & CHERYL L. BEAUBIEN
P.O. Box 263
Mountain View, CA 94040

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS 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

****Continued from the reverse side of this deed****

5858

Also SUBJECT TO:

Trust Deed, including the terms and provisions thereof, dated September 16, 1986, and recorded on October 3, 1986, in Volume M86, page 18116, Microfilm Records of Klamath County, Oregon, in favor of Judith S. Moisio, Personal Representative of the Estate of Robert Moisio, deceased.

The Grantees named herein agree to assume and pay in full the above described Trust Deed as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of April A.D., 19 91 at 9:35 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 5857.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelendore