

27750



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

THEODORE C. BECKETT and MARY F. BECKETT, husband and wife
 convey(s) to CHRIS A. BEEGLE and MICKEY L. BEEGLE, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 6, Block 14, Tract No. 1071, FIRST ADDITION TO THE MEADOWS, in the
 County of Klamath, State of Oregon.

CODE 41 MAP 3909-11CD TL 2400

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "A"

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 \$ 51,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; If not applicable. See ORS 93.030)

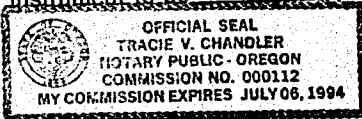
In construing this deed and where the context so requires, the singular includes the plural,
 IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of April,
 19 91.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named THEODORE C. BECKETT AND MARY F. BECKETT
 instrument to be THEIR voluntary act and deed.

Before me:

Tracie V. Chandler
 Notary Public for Oregon
 My Commission Expires: 7-6-94



Theodore C. & Mary F. Beckett
5124 Stardiant Ave.
Klamath Falls OR 97603
 GRANTOR'S NAME AND ADDRESS
Chris A. & Mickey L. Beggle
4402 Meadows Dr.
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
540 Main St.
Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ TITLE _____
 Deputy

EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition to The Meadows.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded: April 14, 1976
Book: M-76
Page: 5334
Recorded: July 14, 1976
Book: M-76
Page: 10730
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Meadows District Improvement Company.
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, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.
5. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at Page 5337, Microfilm Records, between Meadows District Improvement Company, Donald L. Sloan and Hazel I. Sloan, husband and wife, Ronald E. Phair and Lorraine Phair, husband and wife, Jerry T. Friese and Sheila B. Friese, husband and wife, Randall Z. Ramey and Gale Ramey, husband and wife, Bristol Court Development Company, and Klamath Irrigation District, as to the assessment against subject property for the increased burden upon Klamath Irrigation District or U.S.B.R. imposed by monitoring, collecting, storing, settling or treating drain water discharged into the project system ditches or drains from subject property.
6. Document entitled "Dedication - Tract No. 1071, First Addition to The Meadows", recorded July 14, 1976 in Book M-76 at Page 10732.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of April A.D., 19 91 at 3:32 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 5988

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller