

KNOW ALL MEN BY THESE PRESENTS, That JIMMY F. HOLMES and PATRICIA A. HOLMES, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD J. BEARDSLEE and MARSHA S. BEARDSLEE, 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:

Lot 7 in Block 13 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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.

is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 85,000.00

*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 21st day of February, 19 92; 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. )  
County of Klamath ) ss.  
February 21 1892

PATRICIA A. HOLMES

Personally appeared the above named \_\_\_\_\_  
JIMMY F. HOLMES  
PATRICIA A. HOLMES

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

*Before me:*

Notary Public for Oregon

My commission expires: 6/8/92

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

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

president, and by \_\_\_\_\_

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

*Notary Public for Oregon*

My commission expires:

(SEAL)

JIMMY F. HOLMES and PATRICIA A. HOLMES

STATE OF OREGON.

County of Klamath

I certify that the within instrument was  
received for record on the 24th  
day of Feb 19 92

at 2:25 o'clock P M., and recorded

in book M92 on page 3704 or as

file/reel number 41366

*Record of Deeds of said county.*  
*Witness my hand and seal of County*  
*affixed.*

Evelyn Biehn, County Clerk

Recording Officer

By Roseline M. Alexander Deputy

Fee \$30.00