



K-44179

STATUTORY WARRANTY DEED

(Individual or Corporation)

THOMAS D. CARLSON AND ERIK M. CARLSON

conveys and warrants to HAROLD BEAUBIEN AND LAURA BEAUBIEN, husband and wife

the following described real property in the County of Klamath and State of Oregon:

Lot 13 in Block 5 of First Addition to Kelene Gardens,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030*)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 12th day of May, 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

THOMAS D. CARLSON

ERIK M. CARLSON

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me
this 12th day of May 19 92
by Thomas D. Carlson and
Erik M. Carlson

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____, ss. _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____

by _____ and _____

by _____

of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Harold Beaubien
5023 Highway 39
Klamath Falls, Oregon 97603

NAME ADDRESS ZIP

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

Same As Above

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title co.
on this 13th day of May A.D., 19 92
at 9:06 o'clock A. M. and duly recorded
in Vol. M92 of Deeds Page 10376.

Evelyn Biehn County Clerk

By Daniel G. Mendenhall

Deputy.

Fee. \$30.00