

WARRANTY DEED

52582 MTC 28545 KR

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. COLE, as to an undivided 1/2 interest and HARRY F. GRISWOLD & MARY J. GRISWOLD, Trustees of the HAROLD F. AND MARY J. GRISWOLD LIFETIME TRUST, dated March 2, 1987, as to an undivided 1/2 interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. BEAMAN and JONI LEE BEAMAN, 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 NE¹ NE¹ SE¹, E¹ E¹ SE¹ NE¹ SE¹, SE¹ SE¹ NE¹, N¹ SE¹ NE¹ of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Notice of lien for disqualification of the special assessment of Farm Use Land. An additional tax has been levied as disclosed by the assessment roll and tax roll for Code 99 properties. Account #3908-00000-00800 in the amount of \$309.95 and Account #3908-00000-00902 in the amount of \$41.24. The Grantees herein hereby agree to assume and pay the above described lien.

MOUNTAIN TITLE COMPANY

"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 \$ 38,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 \$38,000.00.~~

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 19th day of October, 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 California
County of Riverside ss.
This 19th Day of October, 19 92.

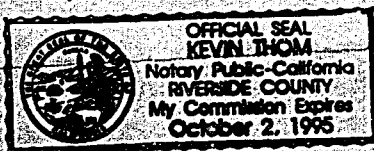
Personally appeared the above named

Harold F. Griswold and
Mary J. Griswold

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

Before me:

Kevin Thom
Notary Public for Oregon California
My commission expires: Oct. 2, 1995



JOHN E. COLE
HAROLD F. & MARY J. GRISWOLD LIFETIME TRUST
dated March 2, 1987

by: Harold F. Griswold
HAROLD F. GRISWOLD, TRUSTEE
by: Mary J. Griswold
MARY J. GRISWOLD, TRUSTEE

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 _____ (SEAL)
My commission expires: _____

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.

SPACE RESERVED
FOR
RECORDERS USE

By _____ Recording Officer
Deputy

JOHN E COLE ET AL
PO BOX 99
LA CANADA CA 91012
GRANTOR'S NAME AND ADDRESS

ROBERT P. & JONI LEE BEAMAN

GRANTEE'S NAME AND ADDRESS

ROBERT P. & JONI LEE BEAMAN

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
ROBERT P. & JONI LEE BEAMAN

NAME, ADDRESS, ZIP

24595

STATE OF CALIFORNIA
COUNTY OF Los Angeles

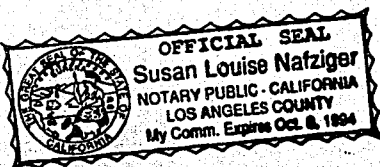
} ss.

On this thirteenth day of October, in the year 19 92,
before me, the undersigned, a Notary Public in and for said State, personally appeared
John E. Cole

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name
is _____ subscribed to the within instrument, and acknowledged to me that he
executed it.

WITNESS my hand and official seal.

Susan Louise Nafziger
Notary Public in and for said State.



ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
©1982 WOLCOTT'S, INC. (price class 8-2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title Co. the 20th day
of Oct A.D., 19 92 at 3:26 o'clock P M., and duly recorded in Vol. M92,
of _____ on Page 24594
of Deeds
Evelyn Biehn County Clerk
By Pauline Mullendore

FEE \$35.00