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ATC
01039480
WARRANTY DEED

AFTER RECORDING RETURN TO:

DAVID B. BEYERLE

CHERYL A. BEYERLE

1630 Manzanita
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
ERA/NICHOLSON & ASSOCIATES ATTN: GAYLE
2655 Shasta Way, Klamath Falls, OR. 97603

FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAVID B. BEYERLE and
CHERYL A. BEYERLE, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 6 in Block 18 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DA, Tax Lot 700.

"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." *JP CB*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$45,000.00.

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 15th day of January, 1993.

Frank M. Pedersen
FRANK M. PEDERSEN

Barrie G. Pedersen
BARRIE G. PEDERSEN

STATE OF OREGON, County of Klamath)ss.

On January 15, 1993, personally appeared the above named FRANK
M. PEDERSEN and BARRIE G. PEDERSEN and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: *Barlene S. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of Jan. A.D., 19 93 at 3:38 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 2001.

FEE \$30.00

Evelyn Biehn - County Clerk
By *Laurie M. Mendenhall*