

NA 82950

## WARRANTY DEED

Vol. M94 Page 19072

KNOW ALL MEN BY THESE PRESENTS, That Cherry E. Rowland, nka Cherry E. Bever,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLYDE L. BEVER and  
CHERRY E. BEVER, Trustees, or their successors in trust, under the BEVER LIVING TRUST, dated May 25, 1994, and any amendments thereto,  
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
 belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,  
 to-wit: her tenancy in common interest in:

In Township 32 South, Range 7 1/2 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon:

Section 31: That portion of the NW 1/4 SW 1/4 lying Westerly of Highway 62,  
 all of the S 1/2 SW 1/4, W 1/2 SE 1/4, NE 1/4 SE 1/4, SAVING  
 AND EXCEPTING a 60 foot wide strip of land conveyed to Klamath  
 County for road purposes by Deed Volume 59 at Page 165.

Section 32: The NW 1/4 SW 1/4

In Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon:

Section 6: Lot 2

CODE 8 MAP 3207-V TL 600

CODE 8 MAP 3307-V TL 600

The liability and obligations of the Grantor to Grantee and  
 Grantee's heirs and assigns under the warranties and covenants  
 contained herein or provided by law shall be limited to the extent  
 of coverage that would be available to Grantor under a standard  
 policy of title insurance. The limitations contained herein  
 expressly do not relieve Grantor of any liability or obligations  
 under this instrument, but merely define the scope, nature, and  
 amount of such liability or obligations.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is  
 lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of  
 record

and that  
 grantor will warrant and forever defend the 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 \$ 0

① However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). ② (The sentence between the symbols ①, it not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

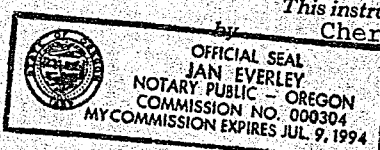
In Witness Whereof, the grantor has executed this instrument this 7th day of June, 1994.

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 AND TO DETERMINE ANY  
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
 ORS 30.930.

Cherry E. Bever  
 Cherry E. Bever

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on June 7, 1994,  
 by Cherry E. Bever



Jan Everley  
 My commission expires 7-9-94 Notary Public for Oregon

Cherry E. Bever  
 2751 Alta Vista  
 Eagle Point, OR 97524

Grantor's Name and Address  
CLYDE L. BEVER and CHERRY E. BEVER,  
Trustees, or their successors in trust,  
under the BEVER LIVING TRUST, dated  
May 25, 1994, and any amendments thereto. Same Address  
CLYDE L. BEVER and CHERRY E. BEVER,  
Trustees, or their successors in trust,  
under the BEVER LIVING TRUST, dated  
May 25, 1994, and any amendments thereto. Same Address  
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SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath } ss.  
 I certify that the within instrument  
 was received for record on the 17th day  
 of June, 1994, at  
9:48 o'clock A.M., and recorded in  
 book/reel/volume No. M94 on page  
19072 and/or as fee/file/instru-  
 ment/microfilm/reception No. 82950,  
 of the Deed Records of said  
 County.

Witness my hand and seal of  
 County affixed.  
Evelyn Biehn, County Clerk  
 NAME TITLE  
By [Signature] Notary Public Deputy.

Fee \$30.00