



KLAMATH COUNTY TITLE COMPANY

Vol 1994 Page 32350

K-47232

STATUTORY WARRANTY DEED
(Individual or Corporation)

PHILLIP W. BEASLY

conveys and warrants to JIM NEWNHAM AND EVELYN NEWNHAM, HUSBAND AND WIFE, Grantor,
the following described real property in the County of KLAMATH, and State of Oregon, Grantee.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENT OF
RECORD AND THOSE APPARENT UPON THE LAND, CONTRACT AND/OR LIENS FOR IRRIGATION AND/OR
DRAINAGE.

The true consideration for this conveyance is \$ 50,000.00

(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 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 LAWS SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

DATED this 14 day of October 1994

resolution of its board of directors.

If a corporate grantor, it has caused its name to be signed by

Phillip W. Beasly
PHILLIP W. BEASLY

STATE OF OREGON, County of KLAMATH

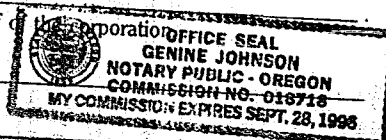
The foregoing instrument was acknowledged before me
this 18th day of October 1994
by Phillip W. Beasly

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:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JIM & EVELYN NEWNHAM
2946 PATTERSON
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

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

JIM & EVELYN NEWNHAM
2946 PATTERSON
KLAMATH FALLS, OR 97603

32951

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East the of Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the East line of Patterson Street and the North line of Hilyard Avenue; thence North along the East line of Patterson Street 94.8 feet, more or less, to the South line of property described in deed recorded July 21, 1959, in Volume 314 page 306, Deed records of Klamath County, Oregon; thence North 89°06' East along the South line of above mentioned property 80 feet, more or less, to the West line of property described in Deed recorded September 11, 1959, in volume 315 page 542, Deed records of Klamath County, Oregon; thence South 0°54' East along the West line of property described in Deed Volume 315 page 542, 94.8 feet, more or less, to the North line of Hilyard Avenue; thence West along the North line of Hilyard Avenue to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title
of Oct. A.D., 19 94 at 10:23 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 32950

FEE \$35.00

Evelyn Biehn

By Pauline Willendore County Clerk