

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY SIDES and MARY SIDES, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS W. BEBEAU and JOSEPHINE R. BEBEAU, 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:

Lot 42 in Block 32 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those of record and those apparent upon the land, if any, as 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 \$ 8,500.00

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 19 day of October, 1994; 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.

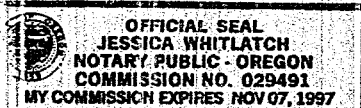
STATE OF OREGON
County of Klamath
October 19, 1994 ss.

HARRY SIDES
MARY SIDES

Personally appeared the above named
HARRY SIDES
MARY SIDES

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

Before me, Jessica Whitlatch, Notary Public for Oregon
My commission expires: 11/7/97



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
19, 1994, by
president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

HARRY SIDES and MARY SIDES

RT 2 BOX 320
BONANZA, OR 97623

GRANTOR'S NAME AND ADDRESS
THOMAS W. BEBEAU and JOSEPHINE R. BEBEAU
40 KAYE WAY
RENO, NV 89509

GRANTEE'S NAME AND ADDRESS
THOMAS W. BEBEAU and JOSEPHINE R. BEBEAU
40 KAYE WAY
RENO, NV 89509

NAME, ADDRESS, ZIP
THOMAS W. BEBEAU and JOSEPHINE R. BEBEAU
40 KAYE WAY
RENO, NV 89509

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 27th day of Oct, 1994, at 1:35 o'clock P. M., and recorded in book M94 on page 33393 or as fil/reel number 90260. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$30.00