



WARRANTY DEED

#J1042365  
AFTER RECORDING RETURN TO

BILLY G. BEARD  
MYRNA LYNN BEARD #  
1011 Haystack Ave. #3  
Orland, Ca 95963

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JAMES F. KLOIBER and SYLVIA JOYCE KLOIBER now known as SYLVIA JOYCE FERREIRA, hereinafter called GRANTOR(S), convey(s) to BILLY G. BEARD and MYRNA LYNN BEARD, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

*BGB*  
*MGB*  
"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 30.390."

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 \$67,000.00.

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 21st day of October, 1994.

James F. Kloiber                      Sylvia Joyce Kloiber Ferreira  
JAMES F. KLOIBER                      SYLVIA JOYCE KLOIBER FERREIRA

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 21st day of October, 1994, by SYLVIA JOYCE KLOIBER FERREIRA.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 28th day of October, 1994, by JAMES F. KLOIBER.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

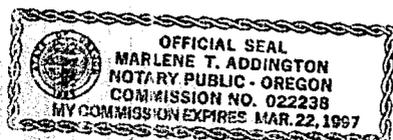


EXHIBIT "A"

A portion of Tract 22, BOMDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22 a distance of 239.20 feet; thence West along the South line of property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon, a distance of 178.38 feet to the true point of beginning of this parcel; thence South parallel to the East line of Tract 22 to the North line of Harlan Drive; thence Northwesterly along the North line of Harlan Drive to the Southeast corner of that property described in Book 314 at Page 290, Deed Records of Klamath County, Oregon; thence North along the East boundary of the property described in Book 314 at Page 290, Deed Records of Klamath County, Oregon, to the Southwest corner of that property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon; thence East along the South line of property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon, a distance of 85 feet more or less, to the point of beginning.

CODE 41 MAP 3909-11AD TL 5800

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of Aspen Title Co the 2nd day of Nov A.D. 19 94 at 0:25 o'clock AM., and duly recorded in Vol. M94 of Deeds on Page 33932

FEE \$35.00

Evelyn Biehn County Clerk  
By Pauline Millender