



KLAMATH COUNTY TITLE COMPANY

K-47296

STATUTORY WARRANTY DEED
 (Individual or Corporation)

DANIEL L. BEAUBIEN and CAROL M. BEAUBIEN, as tenants by the
entirety . Grantor.
 conveys and warrants to JOSEPH G. KOVITCH, Sr., and GLADYS O. KOVITCH, husband and wife
 , Grantee,
 the following described real property in the County of Klamath and State of Oregon.

See legal description marked Exhibit "A" attached hereto and made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 31,000.00 (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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 21st day of November, 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Daniel L. Beaubien by
DANIEL L. BEAUBIEN Carol M. Beaubien
as attorney in fact

Carol M. Beaubien
CAROL M. BEAUBIEN

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me
 this 23rd day of November, 19 94
 by Carol M. Beaubien, individually and
Carol M. Beaubien, as attorney in fact
for Daniel L. Beaubien

Genuine Johnson
 Notary Public for Oregon
 My commission expires: September 28, 1996

After recording return to:

Joseph G. Kovitch, Sr.
 Gladys O. Kovitch
 2603 Kane Street
 Klamath Falls, OR 96701
 NAME, ADDRESS, ZIP

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

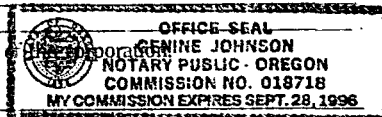
Joseph G. Kovitch, Sr.
 Gladys O. Kovitch
 2603 Kane Street
 Klamath Falls, OR 96701

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 _____

Notary Public for Oregon
 My commission expires: _____



THIS SPACE RESERVED FOR RECORDER'S USE

Order No. K-47296

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that portion of Tract 29 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 29 of Kielsmeier Acre Tracts; thence North along the East line of Kane Street, a distance of 77 feet to the true point of beginning of this description; thence East at right angles to Kane Street, a distance of 174.5 feet; thence North parallel with Kane Street to the North line of said Tract; thence West along the North line of said Tract a distance of 174.5 feet, more or less, to the Northwest corner of said Tract; thence South along the West line of said Tract a distance of 77.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 25th day
of Nov A.D., 19 94 at 11:07 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 36121.

FEE \$35.00

Evelyn Biehn County Clerk

by Caroline Mulholland