



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042778

AFTER RECORDING RETURN TO:

Mr. and Mrs. James C. Beezley

1546 Pine Grove
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEELMER L. BIRK and MARGARITA E. BIRK, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES C. BEEZLEY and
LINDA K. BEEZLEY, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN"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
\$50,000.00.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 2nd day of February, 1995.Elmer L. Birk
ELMER L. BIRKMargarita E. Birk
MARGARITA E. BIRKSTATE OF VIRGINIA, County of Prince William) ss.The foregoing instrument was acknowledged before me this 3rd.
day of February, 1995, by ELMER L. BIRK and MARGARITA E. BIRK.

Before me:

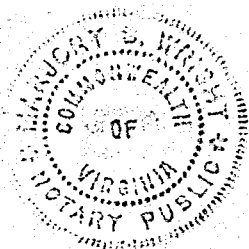
Larry S. Wright
Notary Public for VirginiaMy Commission Expires: 4-30-97

EXHIBIT "A"

Commencing at a point 30 feet North from the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the West line of the Southwest quarter of the Southwest quarter of Section 7, 343.60 feet to the Southwest corner of the lands deeded to Harvey Womack and wife by deed recorded Book 89 at Page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning.

Beginning at a point from which the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North 67 degrees 45' East 351 feet down a stream along the said irrigation ditch; thence South 54 degrees 30' East 184.8 feet; thence North 74 degrees 51' East 134 feet; thence North 26 degrees 30' East 513 feet; thence due West to the West boundary of said Section 7 and to the center line of the Dallas-California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning.

EXCEPTING THEREFROM those portions conveyed to Joe L. & Rosie Keller in Book M-73 at Page 2851 and Book M-76 at Page 20951 and that portion conveyed to Eternal Hills Memorial Gardens Inc. in Book M-72 at Page 8672.

CODE 32 MAP 3910-7CC TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of February A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2691

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annelle Mueller