



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042907

AFTER RECORDING RETURN TO:  
MR. & MRS. THEODORE C. BECKETT, SR.  
4829 MEMORIE LANE  
KLAMATH FALLS, OREGON 97603

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

JAMES R. GOLDEN AND BARBARA A. GOLDEN, hereinafter called  
GRANTOR(S), co ey(s) to THEODORE C. BECKETT, SR, AND MARY  
FRANCES BECKETT, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 11, Block 4, Tract No. 1025, WINCHESTER, in the County of  
Klamath, State of Oregon.

CODE 41 MAP 3909-11CD TAX LOT 6300

"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  
\$55,500.00.

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 February, 1995

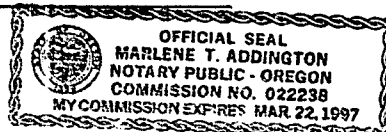
James R. Golden  
JAMES R. GOLDEN

Barbara A. Golden  
BARBARA A. GOLDEN

STATE OF OREGON, County of Klamath)ss.

On February 21, 1995, personally appeared the  
above named JAMES R. GOLDEN AND BARBARA A. GOLDEN and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day  
of March A.D., 1995 at 2:35 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 4951

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Bernetha G. Letsch