

WARRANTY DEED

UTC 36175 DS

ROBERT J. RIGGLE AND LESLIE D. RIGGLE, HUSBAND AND WIFE AND ALBERT TOMICH AND DARLENE TOMICH, HUSBAND AND WIFE; ALL WITH THE RIGHTS OF SURVIVORSHIP, Grantor(s) hereby grant, bargain, sell and convey to MERRILL R. BECK and NORMA L. BECK, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The Southerly 132 feet of the Northerly 231 feet of Tract 21 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
SUBJECT TO THAT FIRST DEED OF TRUST DATED JUNE 7, 1994 AND RECORDED JULY 15, 1994 IN KLAMATH COUNTY DEED RECORDS IN VOLUME M94 AT PAGE 21932, WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY.

and the 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.

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.

The true and actual consideration for this conveyance is \$ 31,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. BOX 194 Bonanza OR 97623

Dated this 8th day of Sept, 1995

Robert J. Riggle
ROBERT J. RIGGLE

Leslie D. Riggle
LESLIE D. RIGGLE

Albert Tomich by Leslie D. Riggle as the
ALBERT TOMICH attorney in fact

Darlene Tomich by Leslie D. Riggle as the
DARLENE TOMICH attorney in fact

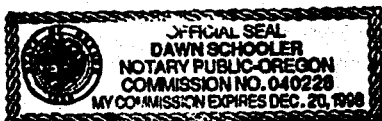
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. September 8 19 95

Personally appeared the above named Robert J. Riggle, Leslie D. Riggle as an individual and as attorney in fact for Albert Tomich and Darlene Tomich and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

MERRILL R. BECK

P.O. Box 194 Bonanza, OR 97623

24562

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day
of Sept A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 24561

FEE \$35.00

By Bernetha G. Letsch County Clerk