

96 APR 25 09:41

WARRANTY DEED

When recorded, mail to:

Mr. and Mrs. Harold E. Beaubien
722 West Sherwood Drive
Payson, AZ 85541

EXEMPT UNDER A.R.S. §42-1614.B8

For and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, we, Harold E. Beaubien and Laura M. Beaubien, husband and wife, ("Grantors"), do hereby convey to Harold E. Beaubien and Laura M. Beaubien, Trustees of the BEAUBIEN FAMILY TRUST, Trust No. HLB-One, under Agreement dated the 23 day of February, 1996 ("Grantee"), the following described real property situated in Klamath County, Oregon:

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence S. 00°01'10" W. 2192.47 feet; thence So. 89°51'42" E. 1588.04 feet to the true point of beginning; thence S. 89°51'42" E. 187.40 feet; thence S. 00°02'03" E. 465.00 feet to the South line of the NW 1/4 of said Section 18; thence N. 89°51'42" W. along said line, 187.40 feet; thence N. 00°02'03" W. 465.00 feet to the true point of beginning, with bearings based on recorded survey No. 2026, as recorded in the Klamath County Surveyor's office.

SUBJECT TO: Existing taxes, assessments, liens, reservations in patents, encumbrances, covenants, conditions, restrictions, rights-of-way, and easements, obligations, and liabilities as may appear of record.

And Grantors bind themselves and their successors to warrant the title conveyed hereby against all persons whomsoever, subject to the matters above set forth.

In Compliance with A.R.S. §33-404, the Beneficiaries under Agreement dated February 23, 1996, are:

Robert L. Beaubien, Gregory E. Beaubien, Laurie L. Collins, Daniel L. Beaubien,
Lindy Anne Thompson and Michael S. Beaubien

DATED this 23 day of February, 1996.

Harold E. Beaubien
Grantor/Trustor

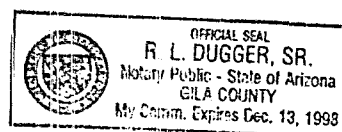
Laura M. Beaubien
Co-Grantor/Co-Trustor

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
 COUNTY OF GILA)

On this 23 day of February, 1996, before me, the undersigned Notary Public, personally appeared Harold E. Beaubien and Laura M. Beaubien, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

R. L. Dugger, Sr.
 Notary Public



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harold E Beaubien the 25th day
 of April A.D., 19 96 at 9:41 o'clock A.M., and duly recorded in Vol. M96
 of Deeds on Page 11553.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
C. L. Russell