

MTC 38393MS

GARY A. BEAN and SHERRI A. BEAN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

THOMAS P. FITZGIBBON,  
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 WESTERLY 90 FEET OF LOT 7 IN BLOCK 4 OF DIXON ADDITION TO THE CITY OF  
KLAMATH FALLS, 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:  
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 \$ 91,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 305 HILLSIDE AVENUE, KLAMATH FALLS, OR 97601

Dated this 16th day of July, 19 96

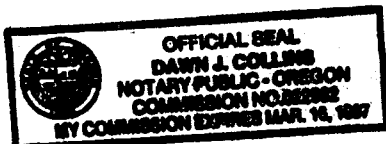
GARY A. BEAN  
GARY A. BEAN

SHERRI A. BEAN  
SHERRI A. BEAN

# NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 16 19 96  
COUNTY OF Clatsop  
Personally appeared the above named Gary A. Bean and  
Sherri A. Bean

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn J. Collins  
Notary Public for Oregon

My commission expires 3-16-97

ESCROW NO. MT38393-MS

Return to:

THOMAS P. FITZGIBBON  
305 HILLSIDE AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON. ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 22nd day of July A.D. 19 96  
at 11:20 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 21932.  
Bernetha G Letsch, County Clerk,  
By [Signature] Deputy.  
Fee, \$30.00