



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046488
AFTER RECORDING RETURN TO:

MR. AND MRS. DOUGLAS BESKOW

9204 McLoughlin Ln.Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 18th day of July A.D., 1997
at 3:27 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 22785

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.

RICHARD J. HERBSTTRUTH AND DOROTHY J. HERBSTTRUTH, hereinafter called GRANTOR(S), convey(s) to DOUGLAS S. BESKOW AND CHARYMANE M. BESKOW, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Parcel 2 of Land Partition 27-97, situated in the Lot 6, Block 1, FOREST GREEN SUBDIVISION, in the SE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath State of Oregon.

"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 \$16,750.00.

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 11th day of July, 1997.

Richard J. Herbsttruth
RICHARD J. HERBSTTRUTH

Dorothy J. Herbsttruth
DOROTHY J. HERBSTTRUTH

STATE OF OREGON, County of)ss.

On this 11th day of July, 1997,

Personally appeared the above named Richard J. Herbsttruth and Dorothy J. Herbsttruth and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

