

43616

MTC 41783-LW Vol. M97 Page 26771  
WARRANTY DEED

STEPHEN KING AND CATHY KING, AS TENANTS BY THE ENTIRETY, TO AN UNDIVIDED 1/2 INTEREST AND GLENN G. JUSTUS AND JOANNA L. JUSTUS, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON., Grantor(s) hereby grant, bargain, sell and convey to: BYRON L. BEACH and LEE K. BEACH, 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:

Lot 23 of EVERGREEN MEADOWS - TRACT 1302, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 14th day of August, 1997

STEPHEN KING

CATHY KING

GLENN G. JUSTUS

JOANNA L. JUSTUS

STATE OF Oregon ss. August 13 1997  
COUNTY OF Klamath

Personally appeared the above named Stephen King, Cathy King, Glenn G. Justus and Joanna Justus

and acknowledged the foregoing instrument to be 4 voluntary act.



Before me:

Notary Public for Oregon

My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day of August A.D., 19 97 at 3:49 o'clock P. M., and duly recorded in Vol. M97, of Deeds on Page 26771.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross