

97 AUG 18 2010

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046587

AFTER RECORDING RETURN TO:  
MICHAEL J. BEVENSPO BOX 536  
KLAMATH FALLS, OR 97601-0029UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEHERBERT LEO PRICE and MARGARET MARY PRICE, hereinafter called  
GRANTOR(S), convey(s) to MICHAEL J. BEVENS, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . .

MJ3  
 "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  
\$59,000.00.

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 14th day of August, 1997.

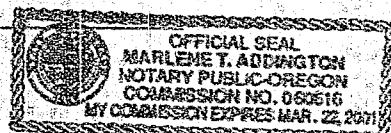
Herbert Leo Price  
HERBERT LEO PRICE

Margaret Mary Price  
MARGARET MARY PRICE

STATE OF OREGON, County of Klamath)ss.

On August 15, 1997, personally appeared the above-named HERBERT  
LEO PRICE and MARGARET MARY PRICE and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



27045

## EXHIBIT "A"

The Southerly 1/2 of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the most Southerly corner of said Lot 5; thence Northeasterly and parallel with Jefferson Street (formerly Bush Street) 65 feet to the corner common to Lots 5, 6, 3 and 4 of said Block 53; thence Northwesterly along the line between Lots 5 and 6 of said Block 60 feet; thence southwesterly and parallel with Jefferson Street 65 feet to the Easterly line of Seventh Street; thence Southeasterly along said line of Seventh Street 60 feet to the place of beginning.

CODE 1 MAP 3809-32AB TL 2100

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of of	Aspen Title Co of Deeds	the on Page	18th day of Aug 1997 at 11:08 o'clock A.M., and duly recorded in Vol. 1997 27044
FEE \$35.00	By <i>Bernetha G. Leisch, County Clerk Katalin Rosa</i>		