

50566

'97 DEC 23 P2:40

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AFTER RECORDING RETURN TO:

KELLY A. BEEGLE

KATE E. RICE

1531 Avalon

Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ATC 050476
WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 23rd day of December A.D., 1997
at 2:40 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 41706

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy

LEON G. FOLLIICK, TRUSTEE, of The Leon G. FOLLICK LIVING TRUST
hereinafter called GRANTOR(S), convey(s) and warrants to KELLY
A. BEEGLE and KATE E. RICE NOT AS TENANTS IN COMMON BUT WITH
THE RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

LOT 4, BLOCK 1, SUNNYLAND, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

CODE 1, MAP 3809-34CD TL 1100

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$53,000.00.

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 23rd day of December 1997.

THE LEON G. FOLLIICK LIVING TRUST

Leon G. Follick Trustee
LEON G. FOLLIICK, TRUSTEE

Leon G. Follick
LEON G. FOLLIICK, individually

STATE OF OREGON, County of Klamath)ss.

On December 23, 1997, personally appeared Leon G. Follick, individually and as
Trustee of The Leon G. Follick Living Trust and acknowledged
the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

