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STATUTORY WARRANTY DEED

HAROLD E. BEAUBIEN AND LAURA M. BEAUBIEN, TRUSTEES OF THE BEAUBIEN FAMILY TRUST
NO. HLB-ONE, UNDER AGREEMENT DATED THE 23 DAY OF FEBRUARY, 1996, Grantor,
conveys and warrants to EFFIE Y. CONNER, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 53,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of July 19 98

Harold E. Beaubien
HAROLD E. BEAUBIEN, TRUSTEE

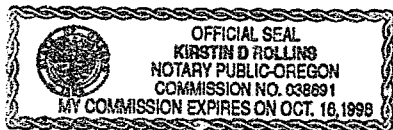
Laura M. Beaubien
LAURA M. BEAUBIEN, TRUSTEE

STATE OF OREGON
County of Deschutes } ss.

BE IT REMEMBERED, That on this 22nd day of July, 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
HAROLD E. BEAUBIEN AND LAURA M. BEAUBIEN

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Kirstin D. Rollins
Notary Public for Oregon.
My Commission expires 10-18-98

Title Order No. K-52578
Escrow No. K52578D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

EFFIE Y. CONNER

6403 HARLAN DRIVE

KEAMATH FALLS, OREGON 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

EFFIE Y. CONNER

6403 HARLAN DRIVE

KEAMATH FALLS, OREGON 97603

Name, Address, Zip

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A Tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

The Westerly 187.40 feet of the following described property: Beginning at a point which bears S. 00°01'10" W. along the West line of said Section 18 a distance of 2192.47 feet and S. 89°51'42" E. a distance of 1775.44 feet from the iron pin monument marking the Northwest corner of said Section 18; thence continuing S. 89°51'42" E. a distance of 827.97 feet to a point on the East line of said NW ¼ of Section 18; thence S. 00°00'23" W. along said East line a distance of 465.0 feet to the Center one-quarter corner of Section 18; thence N. 89°51'42" W. along the South line of said NW ¼ a distance of 827.64 feet to a point; thence N. 00°02'03" W. a distance of 465.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
of July A.D., 19 98 at 3:16 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27291.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose