

67336

'98 OCT -2 P3:43

MTC 45807-MS

WARRANTY DEED Vol. m98 Page 36476

DAN R. BEACH and SUSAN J. BEACH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES D. KIMBALL and VICKY S. KIMBALL, husband and wife or the survivor
thereof,

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:

Lots 2, 3 and the North 1/2 of Lot 4, Block 5, THE TERRACES, 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 \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 525 MESA STREET, KLAMATH FALLS, OR 97601

Dated this 2nd day of October, 1998

[Signature]
DAN R. BEACH

[Signature]
SUSAN J. BEACH

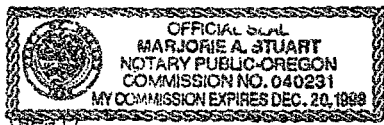
STATE OF Oregon

COUNTY OF Klamath

SS. October 2 19 98

Personally appeared the above named Dan R. Beach and Susan J. Beach

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45807-MS

STATE OF OREGON,
County of Klamath SS.

Return to:

CHARLES D. KIMBALL
525 MESA STREET
KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle
on this 2nd day of October A.D. 1998
at 3:43 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 36476
Bernetha G. Letsch, County Clerk

By [Signature]
Fee, \$30.00 Deputy.