

BILLY J. OWENS and JANICE A. OWENS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GARY A. BEAN and SHERRI A. BEAN, 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 2 in Block 8 of Tract 1003 THIRD ADDITION TO MOYINA, 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 \$ 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 386, KLAMATH FALLS, OR 97603

Dated this 23 day of October, 1998

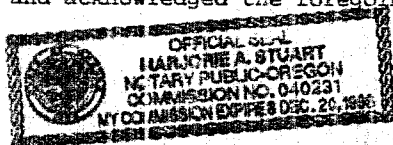
Billy J. Owens
BILLY J. OWENS

Janice A. Owens
JANICE A. OWENS

STATE OF Oregon ss. October 23 19 98
COUNTY OF Klamath

Personally appeared the above named Billy J. Owens
and Janice A. Owens

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Maynard A. Smith
Notary Public for Oregon
My commission expires 12/30/98

ESCROW NO. MT46130-MG

Return to:

GARY A. BEAN
PO BOX 386
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 29th day of October A.D., 1998
at 11:42 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 39659

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee \$30.00 Deputy