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After recording, return to:  
R. CONRAD SCHULTZ  
Attorney at Law  
969 Willagillespie Road  
Eugene, OR 97401

Until a change is requested,  
mail all tax statements to:  
NO CHANGE

## WARRANTY DEED

ALVIN R. BEASLEY and VELMA LAVERN BEASLEY, husband and wife, "Grantors", hereby convey and warrant to ALVIN RICHARD BEASLEY and VELMA LAVERN BEASLEY, Trustees, or their successors in trust under the BEASLEY LIVING TRUST Dated December 10, 1998, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

### SEE EXHIBIT "A" ATTACHED HERETO

\*\*\*\*\*  
THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.  
\*\*\*\*\*

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 10 day of December, 1998.

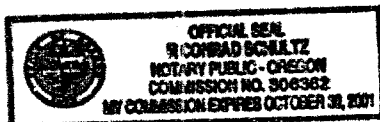
Alvin R. Beasley  
ALVIN R. BEASLEY

Velma Lavern Beasley  
VELMA LAVERN BEASLEY

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on the 10 day of December, 1998, by ALVIN R. BEASLEY and VELMA LAVERN BEASLEY.

R. Conrad Schultz  
Notary Public for Oregon



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45759

**EXHIBIT "A"**

Block 52, Lot 16, of the 4th Addition to Nimrod River Park as shown on the Map in official records of Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of R. Conrad Schultz the 15th day  
of December A.D., 19 98 at 10:58 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 45758.

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk