

1999 AUG 11 AM 11:42

MTC 48838-MG
WARRANTY DEED

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JAMES DOUGLAS BEARD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GLEN J. OGILVIE and MICHELE L. OGILVIE, as tenants by the entirety,

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 26, Block 9, TRACT NO. 1050, WINEMA PENINSULA, UNIT 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3407-027DC-00700

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 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 431 90th St. SW Everett, WA. 98204

Dated this 6 day of August, 1999.

James Douglas Beard
JAMES DOUGLAS BEARD

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Aug 16th 99 by JAMES DOUGLAS BEARD.

Jessica Sibila
(Notary Public for Oregon)

My commission expires 3/25/02

ESCROW NO. MT48838-MG

Return to:

GLEN J. OGILVIE
431 90th St. SW
Everett, WA.
98204



State of Oregon, County of Klamath
Recorded 8/11/99, at 11:42 a.m.
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Linda Smith,
County Clerk Fee \$30 - KL