

1999 AUG 27 PM 3:41

WARRANTY DEED

AMT 48094-MS

GLEN E. BEEMAN and CAROL A. BEEMAN, as tenants by the entirety, Vol M99 Page 34765

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

GREGORY M. RATHBURN and TERESA RATHBURN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3908-028C0-00600-000 3908-033B0-00800-000

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 97,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 721, KENO, OR 97624

Dated this 25th day of Aug, 1999

Glen E. Beeman
GLEN E. BEEMAN

Carol A. Beeman
CAROL A. BEEMAN

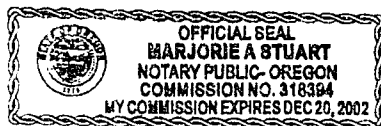
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 25 1999 by GLEN
E. BEEMAN AND CAROL A. BEEMAN.

Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT48094-MS

Return to:
GREGORY M. RATHBURN
P.O. BOX 721
KENO, OR 97624



3532

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Section 28 and 33, Township 39 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a stake in the Northerly right of way fence of the Klamath Falls-Ashland Highway which stake is South 25 degrees 29' East 1230.75 feet from the section corner common to Sections 28, 29, 32 and 33 Township 39 South, Range 8, East of the Willamette Meridian; thence North 0 degrees 21' West 1651 feet to a stake in the Southerly bank of Emmitt Ditch; thence East along same ditch bank a distance of 131.7 feet to a stake; thence South 0 degrees 21' East 1609.7 feet to a stake in the aforementioned highway fence line; thence South 72 degrees 38' West along said right of way fence a distance of 137.93 feet to the place of beginning.

PARCEL 2

Beginning at a point in the Northerly right of way fence of the Klamath Falls-Ashland Highway, which point is South 31 degrees 43' East 1257.61 feet from the section corner common to Sections 28, 29, 32 and 33 Township 39 South, Range 8, East of the Willamette Meridian; thence North 0 degrees 21' West 1609.7 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 50.7 feet, more or less, to the Northwest corner of that tract of land conveyed to S. E. Peterson by deed dated June 12, 1947 and recorded June 28, 1947 in Book 208 at page 165, Deed Records of Klamath County, Oregon; thence South 0 degrees 21' East, along the Westerly line of the aforementioned Peterson Tract, 1593.13 feet, more or less, to a point in the aforementioned highway right of way fence; thence South 72 degrees 38' West along the Northerly right of way highway fence a distance of 53.12 feet, more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 8/27/99, at 3:41 p. m.
In Vol. M99 Page 34765
Linda Smith,
County Clerk Fee\$ 35.00