

1999 OCT 18 AM 11:45

MTC 49437-MS
WARRANTY DEED

Vol M99 Page 41229

DARLENE M. BEARD and RAYMOND A. BEARD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES LEE GIFFORD,

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.: 3908-023B0-2600

MAP/TAX LOT: 498063

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 32,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8045 HWY 66, KLAMATH FALLS, OR 97601

Dated this 15th day of October, 1999

Darlene M. Beard
DARLENE M. BEARD

Raymond A. Beard
RAYMOND A. BEARD

State of Oregon
County of KLAMATH

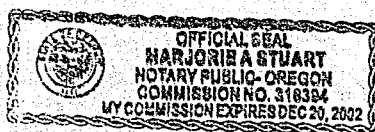
This instrument was acknowledged before me on October 15, 1999 by
DARLENE M. BEARD AND RAYMOND A. BEARD.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49437-MS

Return to:
JAMES LEE GIFFORD
8045 HWY 66
KLAMATH FALLS, OR 97601



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EXHIBIT "A"
LEGAL DESCRIPTION

41230

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 477.9 feet from intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway 100 feet to the Southwest corner of the property herein conveyed; thence North 35 degrees West, 400 feet; thence Northeasterly and parallel to said line of Highway a distance of 100 feet to the Northeast corner of the property herein conveyed; thence South 35 degrees East, 400 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/18/99, at 11:15 a. m.
In Vol. M99 Page 41229
Linda Smith,
County Clerk Fee \$ 35.00