

1999 NOV -8 AM 11:36

MT49146-MS
WARRANTY DEED

Vol M99 Page

44520

ROBERT S. BERRY and KIMBERLY ANN BERRY, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RAYMOND A. BEARD and DARLENE M. BEARD, 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 7 IN BLOCK 2 OF TRACT 1082, CEDAR TRAILS, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

4008-020D0-00800-000

624809

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 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12669 OVERLAND DRIVE, KENO, OR 97627

Dated this 8th day of November, 1999.

Robert S. Berry
ROBERT S. BERRY

Kimberly Ann Berry
KIMBERLY ANN BERRY

State of Oregon
County of KLAMATH

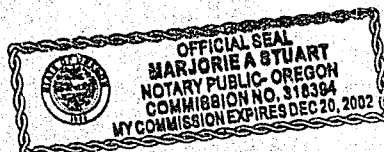
This instrument was acknowledged before me on November 8, 1999 by
ROBERT S. BERRY AND KIMBERLY ANN BERRY.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49146-MS

Return to:
RAYMOND A. BEARD
3936 CORONADO WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 11/08/99, at 11:30 a.m.
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Linda Smith,
County Clerk Fee \$ 30.00