

1999 NOV 10 AM 11:41

WARRANTY DEED

Vol M99 Page 44846

CLAUDETTE M. BEARE,

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

TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996,

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

3507-00400-01000-000 223500

3507-00400-00900-000 223528

M-189978 28286

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 32,500.00.

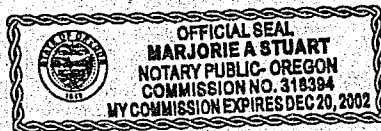
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5428 SINGING HILLS DRIVE, LAS VEGAS, NV 89130

Dated this 10th day of November, 1999

Claudette M. Beare  
CLAUDETTE M. BEARE

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 10, 1999 by CLAUDETTE M. BEARE.



Marjorie A. Stuart  
(Notary Public)  
My commission expires 12-20-02

ESCROW NO. MT49679-MS

Return to:

TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST  
5428 SINGING HILLS DRIVE  
LAS VEGAS, NV 89130

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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The N1/2 N1/2 of Government Lot 26, lying East of the Highway 97, in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, and in the South 500 feet of Government Lot 21 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

The S1/2 of Government Lot 26 and the S1/2 N1/2 of Government Lot 26 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

TOGETHER WITH A 1965 KIT MOBILE HOME, PLATE #X189978

State of Oregon, County of Klamath  
Recorded 11/10/99, at 11:41 a.m.  
In Vol. M99 Page 44846  
Linda Smith,  
County Clerk      Fee \$ 35.00