



200 JAN 20 AM 11:03

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 2030

After recording return to:
1st American Title
Attn: Linda Tyler
2059 South Santiam Highway
Lebanon, OR 97355
Until a change is requested all tax statements
shall be sent to the following address:
Michael D. Beemer and DiAnna M. Beemer
33825 Brewster Rd
Lebanon, OR 97355

State of Oregon, County of Klamath
Recorded 1/20/00 at 11:03 a.m.
In Vol. M00 Page 2030
Linda Smith,
County Clerk Fee \$ 2/-

Escrow No. 259782LL
Title No. K54860

STATUTORY WARRANTY DEED

Judith M. Billington, Grantor, conveys and warrants to Michael D. Beemer and DiAnna M. Beemer, husband and wife, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 37, Block 1, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Restrictions shown on the recorded plat and contained in the dedication of Tract 1060, Sun Forest Estates; Regulations and Assessments of Sun Forest Estates Property Owners Association, as set forth in Declaration Recorded September 10, 1972 in Vol: M72, Page: 10581; Declaration of Conditions and Restrictions, including the terms and provisions thereof Recorded September 10, 1972 in Vol: M72, Page: 10585.

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 consideration for this conveyance is \$6,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of January, 2000.

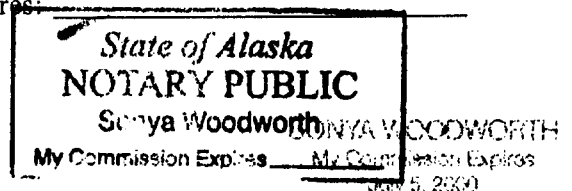
Judith M. Billington
Judith M. Billington

STATE OF Alaska
County of 3rd Judicial District } ss.

This instrument was acknowledged before me on this 7 day of Jan., 2000
by Judith M. Billington

Sonya Woodworth
Notary Public for Oregon
Alaska

My commission expires:



K 215