

200 APR -6 AM 11:24

MTC 50518
WARRANTY DEED

Vol. M00 Page 11315

DONALD E. MCCOY,

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

JAMES BEARD and SUNSHINE 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 27 OF THE RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS, A PLATTED PORTION OF THE COUNTY OF KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

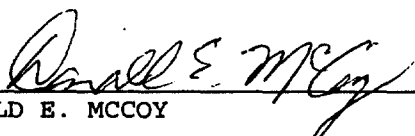
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$5,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 334 TAN OAK DRIVE, MEDFORD, OR 97504

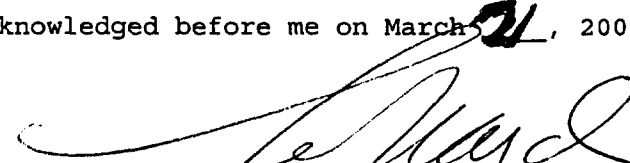
Dated this 21 day of March, 2000.


DONALD E. MCCOY

State of Oregon

County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on March 21, 2000 by DONALD E. MCCOY.


(Notary Public for Oregon)

My commission expires 8-5-2001

ESCROW NO. AP0738489

Return to:

JAMES BEARD

334 TAN OAK DRIVE

MEDFORD, OR 97504



State of Oregon, County of Klamath
Recorded 04/06/00, at 11:24 a.m.
In Vol. M00 Page 11315
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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