

2000 APR 28 PM 2:51



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. M00 Page 15188

State of Oregon, County of Klamath
Recorded 04/28/00, at 2:51 p. m.
In Vol. M00 Page 15188
Linda Smith,
County Clerk Fee \$ 21⁰⁰

ASPEN TITLE ESCROW #01051123

AFTER RECORDING RETURN TO:
BRUCE C. BEESON
CYNTHIA L. BEESON
4747 ONYX AVE
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARIAN F. ROWLAND, hereinafter called GRANTOR(S), convey(s) and
warrants to BRUCE C. BEESON and CYNTHIA L. BEESON, husband and
wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

LOT 59, FIRST ADDITION TO SUMMERS LANE HOMES, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

CODE 41 MAP 3909-11BA TL 5600

BLP
AP
"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 30.390."

And covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$86,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of APRIL, 2000.

Marian F. Rowland by Sharon Ann Terry her attorney in fact
MARIAN F. ROWLAND BY SHARON ANN TERRY HER ATTORNEY IN FACT

STATE OF OREGON, County of KLAMATH)ss.

On April 27, 2000, personally appeared the above named
Sharon Ann Terry, as attorney in fact for Marian F. Rowland.

Before me: Vickie Blankenburg
Notary Public for Oregon
My Commission Expires: March 22, 2001 7-01-2001

