



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051416

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Richard T. BeardP.O. Box 7393  
Klamath Falls, OR 97602

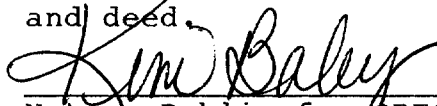
State of Oregon, County of Klamath

Recorded 07/17/00, at 3:43 p.m.In Vol. M00 Page 26040Linda Smith,  
County Clerk Fee \$ 21.00UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEMICHAEL J. POOLE, hereinafter called GRANTOR(S), convey(s) and  
warrants to RICHARD T. BEARD AND SHEILA E. BEARD, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:LOT 44, BLOCK 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, IN  
THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 64 MAP 3909-14DB TL 1400

"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  
\$112,000.00.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 13 day of July, 2000.
  
 \_\_\_\_\_  
 MICHAEL J. POOLE

STATE OF OREGON, County of Klamath)ss.

On July 13<sup>th</sup>, 2000, personally appeared MICHAEL J. POOLE who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.
  
 \_\_\_\_\_  
 Notary Public for OREGON  
 My Commission Expires: June 2, 2001
