



After recording return to:

Dave Huckins

P.O. Box 846

Gilchrist, OR 97737

Until a change is requested all tax statements shall be sent to the following address:

Dave Huckins

P.O. Box 846

Gilchrist, OR 97737

Escrow No. K55567B

Title No. K55567B

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

Harold E. Beaubien and Laura M. Beaubien, Trustees of the BEAUBIEN FAMILY TRUST, Trust No. HLB-One, under Agreement dated the 23 day of February, 1996, an estate in fee simple, Grantor, conveys and warrants to Dave Huckins and Shelley Huckins, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

#### LEGAL DESCRIPTION

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence S.00 degrees 01'10" W. 2192.47 feet; thence S. 89 degrees 51'42" E. 1588.04 feet to the true point of beginning; thence S. 89 degrees 51'42" E. 187.40 feet; thence S. 00 degrees 02'03" E. 465.00 feet to the South line of the NW 1/4 of said Section 18; thence N. 89 degrees 51'42" W. along said line, 187.40 feet; thence N. 00 degrees 02'03" W. 465.00 feet to the True Point of Beginning, with bearings based on recorded Survey No. 2026, As recorded in the Klamath County Surveyor's Office.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$55,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of August, 2000.

Harold E. Beaubien  
Harold E. Beaubien, Trustee

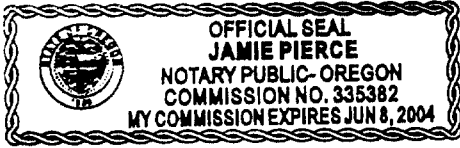
Laura M. Beaubien  
Laura M. Beaubien, Trustee

K26-

STATE OF OREGON

County of Deschutes } ss.

This instrument was acknowledged before me on this 2 day of August, 2000  
by Harold E Beaubien and Laura Mae Beaubien



Jamie Pierce  
Notary Public for Oregon  
My commission expires: 6/8/2004

State of Oregon, County of Klamath  
Recorded 08/03/00, at 2:30 p. m.  
In Vol. M00 Page 28477  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>