

2000 OCT 13 PM 3:22

MTG 52198-TM
WARRANTY DEED

Vol M00 Page 37496

CYNTHIA BOURGEAU,

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

GERALD M. BECKER and MELVA C. BECKER, as tenants by the entirety,

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 13 in Block 7 of TRACT 1140 LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

ACCT# 3808-25DD-6300

KEY# 426505

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 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 925 WILD PLUM DRIVE, KLAMATH FALLS, OR 97601

Dated this 12 day of Oct, 2000.

Cynthia Bourgeau
CYNTHIA BOURGEAU

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 12, 2000 by
CYNTHIA BOURGEAU.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52198-TM

Return to:

GERALD M. BECKER
925 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/13/00, at 3:22 p.m.
In Vol. M00 Page 37496
Linda Smith,
County Clerk Fee \$ 21.00