

mtc 52401-LW  
**WARRANTY DEED**

Vol M00 Page 39058

**LULA BELLE ASH,**

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

**JOCELYN BEAUDIN,**

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:

**LOTS 17 AND 18 IN BLOCK 1 OF LENOX, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

3909-007CA-8100

537636

3909-007CA-8000

537645

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 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3753 Butte St. Klamath Falls, OR 97601

Dated this 24th day of October, 2000.

Lula Belle Ash  
 LULA BELLE ASH

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on October 24, 2000 by LULA BELLE ASH.

Lisa Weatherby  
 (Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52401-LW

Return to:

JOCELYN BEAUDIN  
3753 Butte St  
Klamath Falls, OR  
97601



State of Oregon, County of Klamath  
 Recorded 10/26/00, at 11:25 a.m.  
 In Vol. M00 Page 39058  
**Linda Smith,**  
 County Clerk Fee\$ 21.00