



200 OCT 31 AM 11:22

After recording return to:

Mary E. O'Keeffe

1530 Pacific Terrace

Klamath Falls, OR 97601

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

Mary E. O'Keeffe

1530 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. K56095B

Title No. K56095B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/31/00, at 11:22a m.

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Linda Smith,

County Clerk Fee\$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

Phyllis B. Beyer, as Initial Trustee of the Peter and Phyllis Beyer Trust dated June 9, 1992, an estate in fee simple, Grantor, conveys and warrants to Mary E. O'Keeffe, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All of Lot 3, the Northwesterly 47.5 feet of Lot 4, and the Southeasterly 17 1/2 feet of Lot 2; all in Block 8, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 pursuant to an IRC Tax Derred Exchange on behalf of the Grantee.

Dated this 30 day of October, 2000.

Phyllis B. Beyer

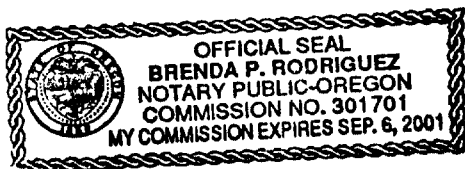
Phyllis B. Beyer, Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 30 day of October, 2000 by Phyllis B. Beyer, as Trustee of the Peter and Phyllis Beyer Trust dated June 9, 1992



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 09/06/2001