



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 44403

After recording return to:

Jerry A. Baird
7120 Verda Vista Pl
Klamath Falls, OR 97603-7737

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

Jerry A. Baird
7120 Verda Vista Pl
Klamath Falls, OR 97603-7737

Escrow No. K56117B

Title No. K56117B

STATUTORY WARRANTY DEED

Harold E. Beaubien, Trustee and Laura M. Beaubien, Trustees of the Beaubien Family Trust, Trust No. HLB-One under Agreement dated the 23rd of February, 1996, Grantor, conveys and warrants to Jerry A. Baird and Marti L. Baird, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 \$24,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of December, 2000.

Harold E. Beaubien
Harold E. Beaubien, Trustee

Laura M. Beaubien
Laura M. Beaubien, Trustee

STATE OF OREGON

County of Klamath } ss.
Deschutes

This instrument was acknowledged before me on this 8 day of December, 2000
by Harold E. Beaubien and Laura M. Beaubien, as Trustees of the Beaubien Family Trust, Trust No. HLB-One under Agreement dated the 23rd of February 1996

Jamie Pierce
Notary Public for Oregon
My commission expires: 6/8/04

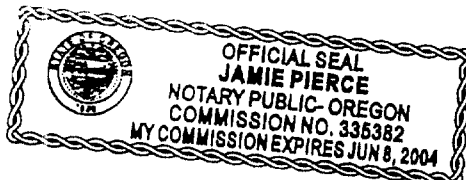


EXHIBIT "A"

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A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M-79 on page 1216, recorded in Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence South 00°01" West, along the West line of said Section 18, 2192.47 feet; thence South 89°51'42" East 2573.41 feet to the true point of beginning of this description; thence South 00°00'23" West 310.00 feet to the true point of beginning of this description; thence North 89°51'42" West 281.00 feet; thence South 00°02'03" East 155.00 feet; thence South 89°51'42" East 311.00 feet; thence North 00°23' East 155.00 feet to a point; thence westerly and parallel to the South boundary thereof a distance of 30 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/11/00, at 2:16 p. m.
In Vol. M00 Page 44403
Linda Smith,
County Clerk Fee \$ 26.00