

2000 DEC 28 AM 11:23

mtc 52873-PS
WARRANTY DEED

Vol MOO Page 46619

RUSSELL J. BRETON,

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

MICHAEL ^{BRUCE} BEESON and TERRY ^{DEE} BEESON, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

KEY #511244

MAP #3909-002AA-03100

KEY #27045

ACCOUNT #M-013241

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:

TOGETHER WITH A 1968 STAR MOBILE HOME, X-13241.

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 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3318 PATTERSON, KLAMATH FALLS, OR 97603

Dated this 22nd day of Dec., 2000.

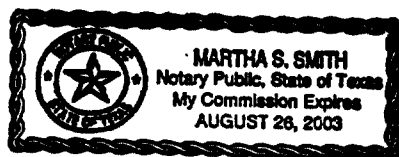
Russell J. Breton, by David L. Breton, Sr.
His Attorney-in-Fact

RUSSELL J. BRETON, BY DAVID L. BRETON,
SR., HIS ATTORNEY-IN-FACT

State of Texas

County of Harris

This instrument was acknowledged before me on December 22, 2000 by DAVID L. BRETON, SR. AS ATTORNEY IN FACT FOR RUSSELL J. BRETON.



Martha S. Smith
(Notary Public)

My commission expires August 26, 2003

ESCROW NO. MT52873-LB

Return to: BRUCE
MICHAEL ^{BRUCE} BEESON & TERRY DEE BEESON
3318 PATTERSON
KLAMATH FALLS, OR 97603

EXHIBIT "A"

That portion of Lots 21 and 24 of VICORY ACRES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of that certain 10 foot public walkway where it meets Logan Street on the East side; thence South parallel to the East line of Logan Street 80 feet; thence East 100 feet to the West boundary of Lot 10, Block 1 of CASA MANANA; thence North along the West line of said Lot 10, Block 1 of CASA MANANA 80 feet; thence West 100 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/28/00, at 11:23 a.m.
In Vol. M00 Page 46619
Linda Smith,
County Clerk Fee \$ 26⁰⁰