

ROBERT R. BEGG AND MICHAELA A. BEGG, AS TENANTS BY THE ENTIRETY, AND SUE L. NICKLIN, AS TENANTS IN COMMON,

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

JAMES M. SWEET, JR. and DESIREE SWEET, 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:

LOTS 3, 4, AND 5 IN BLOCK 3 OF KLAMATH RIVER SPORTSMAN'S ESTATES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

4008-017CA-01500-000	623506
4008-017CA-01600-000	623515
4008-017CA-01700-000	623775


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: 15150 MUSTANG ROAD, KENO, OR 97627

Dated this 27th day of December, 2000


ROBERT R. BEGG


MICHAELA A. BEGG


SUE L. NICKLIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 27, 2000 by
ROBERT R. BEGG AND MICHAELA A. BEGG AND SUE L. NICKLIN.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52505-MS

Return to:
JAMES M. SWEET, JR.
15150 MUSTANG ROAD
KENO, OR 97627



State of Oregon, County of Klamath
Recorded 12/29/00, at 11:21 a.m.
In Vol. M00 Page 46908
Linda Smith,
County Clerk Fee \$ 21.00