



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01052193

AFTER RECORDING RETURN TO:  
DAVID J. BEARD AND MARY K. BEARD  
4621 BISBEE STREET  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WANDA I. MC CULLOUGH hereinafter called GRANTOR(S), convey(s) and warrants to DAVID J. BEARD AND MARY K. BEARD, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

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

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

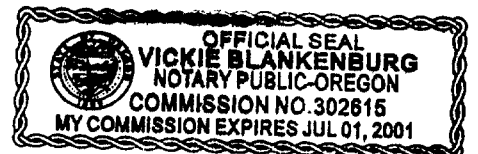
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$115,000.00

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the grantor has executed this instrument this 9th day of January 2001.

Wanda I. McCullough  
WANDA I. MC CULLOUGH



STATE OF OREGON, County of Klamath)ss.

On January 9, 2001, personally appeared Wanda I. Mc Cullough who acknowledged the foregoing instrument to be Her voluntary act and deed.

Vickie Blankenburg  
Notary Public for OREGON  
My Commission Expires: 7/01/01

## EXHIBIT "A"

A portion of Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the North line of said Lot 1, at a point 215 feet East of the Northwest corner of said lot; thence running East on the North line of said Lots 1 and 2, 295.2 feet; thence running North on the line of said Lot 2, 20 feet; thence running East on the North line of said Lot 2, 133 feet to the Northeast corner of said Lot 2; thence running South on the East line of said Lot 2, 120 feet; thence running West and parallel to the North line of said Lots 1 and 2, 428.2 feet; thence running North 100 feet to the point of beginning.

ALSO a parcel of land in Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, 100 feet wide North and South and 643.2 feet wide East and West, the North line of which is 100 feet South of the North line of said lots measured on the West line thereof, and the South line of said parcel being 200 feet South of said North line of said lots measured on said West line.

EXCEPTING THEREFROM the West 5 feet taken by Klamath County for widening of Bisbee Street as set forth in Book 362, Page 563, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-15AB TL 100

State of Oregon, County of Klamath  
Recorded 01/11/01, at 10:32a.m.  
In Vol. M01 Page 1242  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>