



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 4598

After recording return to:  
Ronald J. Sumner  
4635 Darwin Place  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Ronald J. Sumner  
4635 Darwin Place  
Klamath Falls, OR 97603

Escrow No. K56434S  
Title No. K56434S

2001 FEB -5 PM 2:45

**STATUTORY WARRANTY DEED**

Harold E. Beaubien 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 Ronald J. Sumner and Linda K. Sumner, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

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 including the remaining amount due on the Bancroft Road Lien for Kings Way docketed September 19, 2000 in which Grantees agree to assume and pay.

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 \$30,000.00 (Here comply with the requirements of ORS 93.030)

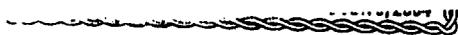
Dated this 24 day of January, 2001.

Trustees of the Beaubien Family Trust, Trust No. HLB-One under Agreement dated the 23rd of February, 1996

BY: Harold E. Beaubien  
Harold E. Beaubien, Trustee

BY: Laura M. Beaubien  
Laura M. Beaubien, Trustee

OC  
K31-

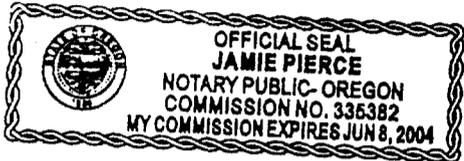


STATE OF OREGON  
County of KLAMATH } ss.  
Deschutes

This instrument was acknowledged before me on this 24 day of January, February, 2001  
by Harold E. Beaubien and Laura M. Beaubien, 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



**Witnessing or Attesting a Signature**

State of OREGON

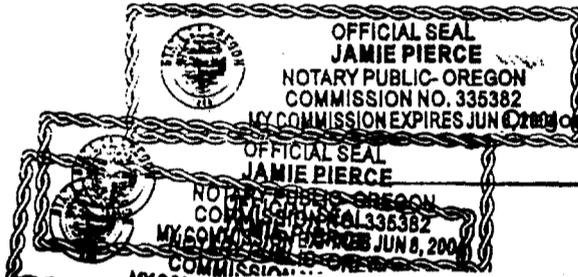
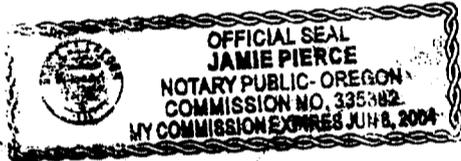
County of Deschutes

Signed or attested before me on 1/24, 19 2001 by Harold & Laura Beaubien

*Jamie Pierce*  
\_\_\_\_\_  
Notary Public - State of Oregon

My commission expires: 6/8/04

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Notary Public Guide

## Exhibit A

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 to a point on the Southerly line of Kings Way; thence South 89°51'42" East 2603.41 feet to the true point of beginning: thence South 00°00'23" West 155.00 feet to a point: thence North 89°51'42" West 281.00 feet; thence North 00°02'03" East 155.00 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 311.00 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 02/05/01, at 2:45 p.m.  
In Vol. M01 Page 4598  
*Linda Smith,*  
County Clerk Fee \$ 31.00