



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01052161

## AFTER RECORDING RETURN TO:

Mr. and Mrs. William F. Beasly

11443 Buesing Rd.  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LEONA L. BEASLY, hereinafter called GRANTOR(S), convey(s) and warrants to WILLIAM F. BEASLY and SHIRLEY I. BEASLY, 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 . . . . .

THE PURPOSE OF THIS DEED IS TO CONVEY AND ELIMINATE ANY AND ALL INTEREST OF GRANTOR HEREIN, INCLUDING, BUT NOT LIMITED TO ANY INTEREST IN THAT CERTAIN LIFE ESTATE AS CREATED IN DEED RECORDED IN BOOK M-73 AT PAGE 6294, DEED RECORDS, KLAMATH COUNTY, OREGON.

"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 TO CLEAR TITLE ONLY.

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 1st day of February, 2001.

Leona L. Beasly  
LEONA L. BEASLY

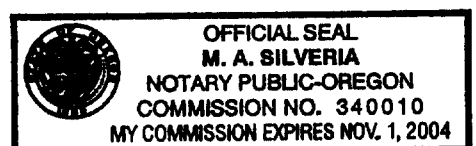
STATE OF OREGON, County of Klamath)ss.

On February 02, 2001, personally appeared Leona L. Beasly, who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: M. A. Silveria

Notary Public for Oregon

My Commission Expires: 11-01-04



## EXHIBIT "A"

## PARCEL 1:

All that part of the N 1/2 SE 1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, lying North of the U.S.R.S. "C" Canal, in the County of Klamath, State of Oregon.

AND ALSO THE FOLLOWING PARCEL: Beginning at the intersection of the West boundary of the SE 1/4 of said Section 33 and the South boundary of U.S.R.S. "C" Canal; thence South, along said West boundary, 296.0 feet; thence South 88 degrees 26' East, along an existing fence line, 416.2 feet; thence leaving said fence, North 72 degrees 18' East 591 feet, more or less to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said Canal boundary to the point of beginning.

## PARCEL 2:

The SW 1/4 and E 1/2 NW 1/4 Section 33, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America for the U.S.B.R. "C" Canal by deed recorded May 24, 1909 in Book 27 at Page 86, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the NE 1/4 NW 1/4 Section 33, lying Westerly of the U.S.R.S. "C" Canal, described in Book 43, Page 550, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the West 30 feet of the W 1/2 SW 1/4; and a parcel of land beginning at a point on the South Section line of said Section 33 a distance of 200 feet East of the Southwest corner; thence running West 170 feet; thence North 170 feet; thence Southeast on a straight line to the point of beginning.

CODE 18 MAP 4010-3300 TL 300  
CODE 18 MAP 4010-3300 TL 600  
CODE 18 MAP 4010-3300 TL 700

State of Oregon, County of Klamath  
Recorded 02/07/01, at 9:58a.m.  
In Vol. M01 Page 4890  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>