

2001 FEB -7 PM 3:16

mtc 53027-TM
WARRANTY DEED

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SOUTH VALLEY BANK AND TRUST, an Oregon Banking Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL BEACH and VICKI BEACH, as tenants by the entirety,
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:

Lot 19 of OUSE KILA HOMESITES, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3808-026AA-03000

KEY# 427256

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 157,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4154 MOUNTCASTLE WAY, SAN JOSE, CA 95136

Dated this 5 day of February, 2001.

SOUTH VALLEY BANK & TRUST

BY:

Vergie Wright Stepahin

VERGIE WRIGHT STEPAHIN, VICE

PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 5, 2001 by
VERGIE WRIGHT STEPAHIN, VICE PRESIDENT OF SOUTH VALLEY BANK AND TRUST.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53027-TM

Return to:

MICHAEL BEACH
4154 MOUNTCASTLE WAY
SAN JOSE, CA 95136



State of Oregon, County of Klamath
Recorded 02/07/01, at 3:16 p. m.
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Linda Smith,
County Clerk Fee \$ 21.00