

2001 MAR 13 PM 3:06



WARRANTY DEED

Vol M01 Page 10112

ASPEN TITLE & ESCROW, INC. #01052523
AFTER RECORDING RETURN TO:
KURT C. BEARD
SUSAN M. BEARD
2969 Summers Lane
Klamath Falls, Or. 97603

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

CARL D. ARKENS AND DARLENE J. ARKENS, hereinafter called
GRANTOR(S), convey(s) and warrants to KURT C. BEARD AND SUSAN
M. 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
\$103,000.00.

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 MARCH 2001.

Carl D. Arkens
CARL D. ARKENS

Darlene J. Arkens
DARLENE J. ARKENS

STATE OF OREGON, County of Klamath ss.

On March 9, 2001, personally appeared the above named CARL D.
ARKENS AND DARLENE J ARKENS, and acknowledged the foregoing
instrument to be THEIR voluntary act and deed.

Before me: Joni K. Rawor
Notary Public for Oregon
My Commission Expires: June 6, 2003



26A

EXHIBIT "A"

A portion of the SW 1/4 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 130 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running; thence East 238 feet; thence North 70 feet; thence West 238 feet; thence South 70 feet to the point of beginning.

CODE 41 MAP 3909-2CC TL 3900

State of Oregon, County of Klamath
Recorded 03/13/01, at 2:06 p. m.
In Vol. M01 Page 10112
Linda Smith,
County Clerk Fee \$ 26⁰⁰

