

'01 MAY 22 AM 11:06

mtc 53737-ms
WARRANTY DEED

Vol. M01 Page 23482

BART J. BECKMAN AND MARIAN C. BECKMAN, WHO ACQUIRED TITLE AS MARIAN C. BREDÁ,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BART J. BECKMAN and MARIAN C. BECKMAN, 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 4 IN BLOCK 4 OF FIRST ADDITION TO KELENE GARDENS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3909-015AA-08700-000

577780

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 .00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4847 DARWIN PLACE, KLAMATH FALLS, OR 97603

Dated this 16th day of May, 2001.

Bart J. Beckman
BART J. BECKMAN

Marian C. Beckman
MARIAN C. BECKMAN

State of Oregon
County of KLAMATH

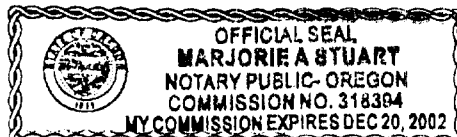
This instrument was acknowledged before me on May 16, 2001 by BART
J. BECKMAN AND MARIAN C. BECKMAN.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT53737-MS

Return to:
BART J. BECKMAN
4847 DARWIN PLACE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 05/22/01, at 11:06 a.m.
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Linda Smith,
County Clerk Fee \$ 21⁰⁰