

WARRANTY DEED

Vol. M01 Page 45886

AMT 54304TM

ILA C. BEARDALL, TRUSTEE OF THE BEARDALL FAMILY TRUST DATED DECEMBER 5, 1979,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FLOYD W. NELSON, A MARRIED MAN,
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:

The North 100 feet of Lot 12, VILLA SAINT CLAIR, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT# 3909-014BB-01902
M-134752

KEY# 868243
KEY# 54318

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 **42,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **4451 BARTLETT AVENUE, KLAMATH FALLS, OR 97603**

Dated this 31st day of August 2001

THE BEARDALL FAMILY TRUST DATED
DECEMBER 5, 1979

BY: ILA C. Beardall
ILA C. BEARDALL, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Sonoma

}
} ss.
}

On August 31, 2001 before me, Nahid Nawab, Notary Public
personally appeared ILA C. BEARDALL, TRUSTEE OF THE BEARDALL FAMILY TRUST
personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person ~~(s)~~ whose name ~~(s)~~ is/~~are~~ subscribed to the within instrument
and acknowledged to me that ~~he~~ executed the same in authorized capacity ~~(ies)~~,
and that by ~~his~~ signatures ~~(s)~~ on the instrument the person ~~(s)~~ or the entity upon
behalf of which the person ~~(s)~~ acted, executed the instrument.

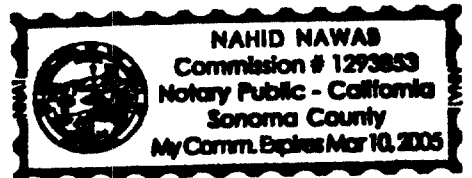
WITNESS my hand and official seal.

Signature Nahid Nawab

ESCROW NO. MT54304-TM

Return to:

FLOYD W. NELSON
4451 BARTLETT AVENUE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 09/10/01 at 3:22 p m.
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Linda Smith,
County Clerk Fee \$ 21.00

2/M