

'01 OCT 19 PM 2:38

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After Recording Return to:  
MARGIE ANN ALTORFER  
3322 Homedale K. Falls 97603

Until a change is requested all tax statements  
Shall be sent to the following address:  
MARGIE ANN ALTORFER  
3322 Homedale Rd.  
Klamath Falls, OR. 97603

**WARRANTY DEED**  
(INDIVIDUAL)

RALPH F. BEARD and RAYMOND A. BEARD and JOAN B. BREEDLOVE and DAVID J. BEARD and JOYCE M. WAGNER, herein called grantor, convey(s) to MARGIE ANN ALTORFER all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$40,000.00.  
(here comply with the requirements of ORS 93.930)

*Ma* 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.

Dated July 26, 2001.

*Joan B. Breedlove*  
\_\_\_\_\_  
JOAN B. BREEDLOVE

*Ralph F. Beard*  
\_\_\_\_\_  
RALPH F. BEARD

*David J. Beard*  
\_\_\_\_\_  
DAVID J. BEARD

*Raymond A. Beard*  
\_\_\_\_\_  
RAYMOND A. BEARD

*Joyce M. Wagner*  
\_\_\_\_\_  
JOYCE M. WAGNER

STATE OF OREGON, County of KLAMATH) ss.

On August 8 2001 personally appeared the above named RALPH F. BEARD and RAYMOND A. BEARD and JOAN B. BREEDLOVE and DAVID J. BEARD and JOYCE M. WAGNER and acknowledged the foregoing instrument to be their voluntary act and deed.

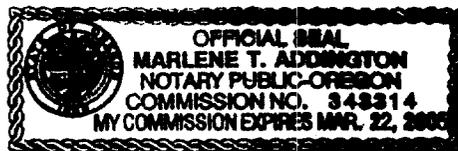
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00053344

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-05

Official Seal



53260

Exhibit A

A parcel of land situate within Lot 2A, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron pin from which the Southeast corner of said Lot 2A bears South 00° 20' 00" West, 210.00 feet; thence North 00° 20' 00" East along the Easterly line of said Lot 2A, 100.62 feet to a 5/8 inch iron pin; thence leaving said Easterly line of Lot 2A, North 89° 40' 00" West, 120.04 feet to the Northeasterly line of parcel described in deed recorded August 5, 1971 in Book M-71 at Page 8278, to a 5/8 inch iron pin; thence South 43° 31' 08" East along said line 26.09 feet to a one-half inch iron pipe; thence South 10° 11' 37" West along the Easterly line of said parcel 82.95 feet, to the Northerly line of parcel described in deed recorded February 19, 1962 in Book 335 at Page 527; thence South 89° 37' 26" East, 116.19 feet along said Northerly line and Northerly line of parcel described in deed recorded January 30, 1964 in Book 350 at Page 618, to the point of beginning.

State of Oregon, County of Klamath  
Recorded 10/19/01 at 2:38 p. m.  
In Vol. M01 Page 53259  
Linda Smith,  
County Clerk Fee \$ 26.<sup>00</sup>

Unofficial Copy