

01 OCT 29 PM 3:06



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Greg Beckman

13137 Welby Way

No. Holly, CA 91606

Until a change is requested all tax statements shall be sent to the following address:

Greg Beckman

13137 Welby Way

No. Holly, CA 91606

Escrow No. K57668B

Title No. K57668B

### STATUTORY WARRANTY DEED

David M. Machado and Fawn J. Machado, as tenants by the entirety; Grantor, conveys and warrants to Gregory A. Beckman, Sr. and Deborah Anne Oswald, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked "Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$174,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of October, 2001.

David M. Machado

David M. Machado

Fawn J. Machado

Fawn J. Machado

STATE OF OREGON

County of CLATSOP } ss.

This instrument was acknowledged before me on this 25 day of October, 2001  
by David M. Machado and Fawn J. Machado



Brenda P. Rodriguez  
Notary Public for Oregon

My commission expires: 9-6-05

## EXHIBIT "A"

The following described real property situate in Klamath County, Oregon.

The W $\frac{1}{2}$  of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described property.

A parcel of land situate in the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39, South Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°49'54" East 331.47 feet to the point of beginning; thence North 00°13' East 660.10 feet; thence North 89°49'54" West 331.61 feet; thence South 00°00'31" East 660.51 feet to the point of beginning.

The following easement is appurtenant to the above described property and is not insured hereunder, but should be a part of the forth coming conveyance.

The South 30 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath  
 Recorded 10/29/01 at 3:06 p m.  
 In Vol. M01 Page 55108  
 Linda Smith,  
 County Clerk Fee\$ 26.00