

NN

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STATE OF OREGON, } ss.

02 APR 15 AM 11:15

Wanda D. Beinke
4520 Anderson Avenue
Klamath Falls, OR 97603

Grantor's Name and Address

Mark Sidney Beinke
2538 Hope Street
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mark Sidney Beinke
2538 Hope Street
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mark Sidney Beinke
2538 Hope Street
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/15/2002 11:15 a.m.
Vol M02, Pg 21954
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1 Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Wanda D. Beinke

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Mark Sidney Beinke

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All that portion of Lot 49, Anderson Avenue, Elmwood Park Subdivision, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): No exceptions.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ~~Handwritten text: The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00.~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 11, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

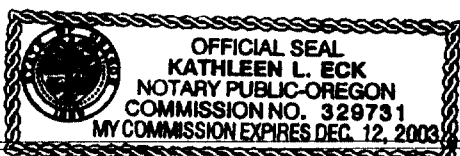
Wanda D. Beinke

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 11, 2002 by Wanda D. Beinke

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Kathleen L. Eck
Notary Public for Oregon
My commission expires 12-12-03