



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CHERYL E. BEATTY1038 PACIFIC TERRACEKLAMATH FALLS, OR 97601

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

CHERYL E. BEATTY1038 PACIFIC TERRACEKLAMATH FALLS, OR 97601Escrow No. MT59366-TM

Title No. \_\_\_\_\_

Vol M02 Page 74885

State of Oregon, County of Klamath

Recorded 12/23/2002 11:05 A.m.Vol M02, Pg 74885-86

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 DEC 23 AM 11:05

## WARRANTY DEED

MICHAEL E. NEGRETE and JOAN E MCGRAW, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CHERYL E. BEATTY, an unmarried woman  
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:

EXHIBIT A"  
LEGAL DESCRIPTION

All that portion of Lot 2, Block 35, HOT SPRINGS ADDITION to the City of  
Klamath Falls, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon, being more particularly described  
as follows: Beginning at a point the Southwesterly line of Pacific Terrace at  
the most Northerly corner of said Lot 2; thence Southwesterly along the  
Northwesterly line of said Lot 2, 100 feet; thence Southeasterly parallel with  
Pacific Terrace, 38 feet; thence Southwesterly parallel with the Northwesterly  
line of said Lot 2, 50 feet to the Southwesterly line of said Lot 2, 12 feet to  
the Southerly corner of said Lot 2; thence Northeasterly along the  
Southeasterly line of said Lot 2, 150 feet to the Southwesterly line of Pacific  
Terrace; thence Northwesterly 50 feet to the point of beginning.

3809-028BC-05100-000

217027

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.

The true and actual consideration for this conveyance is \$ 88,500.00.

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 this 18 day of December, 2002.

Michael E. Negrete  
MICHAEL E. NEGRETE

See attached page for additional signature

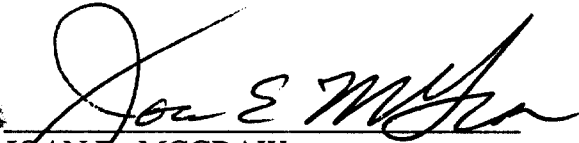
State of Georgia  
County of Douglas

This instrument was acknowledged before me on Dec. 18th, 2002 by  
MICHAEL E. NEGRETE.

Linda L. Mumay  
(Notary Public)  
Notary Public, Douglas County, Georgia  
My commission expires March 29, 2004

74886

SIGNATURE PAGE

  
JOAN E. MCGRAW

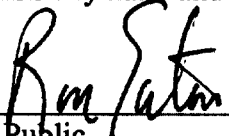
STATE OF Washington  
SS. 12/19 2002  
COUNTY OF TSLAND

Personally appeared the above named Joan E. McGraw Wife

and acknowledged the foregoing instrument to be Her voluntary act.

WITNESS My hand and official seal.

(seal)

  
Notary Public  
State of WASHINGTON  
My Commission expires: 5-20-04

