



After recording return to:

CHERYL E. BEATTY

1038 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

CHERYL E. BEATTY

1038 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No. MT59366-TM

Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 02569

Vol M02 Page 74885

State of Oregon, County of Klamath

Recorded 01/14/2003 3:17 p. m.

Vol M03 Pg 02569-71

Linda Smith, County Clerk

Fee \$ # of Pgs

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 AM11:05

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

* Re Recorded to correct 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

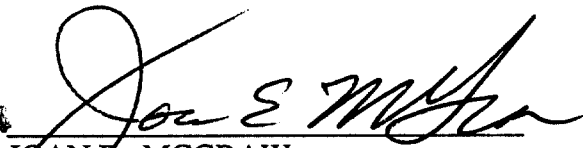
State of Georgia
County of Douglas

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

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

74886
02570

SIGNATURE PAGE


JOAN E. MCGRAW

STATE OF _Washington

SS. 12/19 2002

COUNTY OF ISLAND

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)

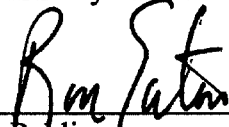

Notary Public
State of WASHINGTON
My Commission expires: 5-20-04



EXHIBIT "A"
LEGAL DESCRIPTION

02571

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, thence Southeasterly along 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.