



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 11460

After recording return to:  
TIMOTHY L. TERRY, TRUSTEE OF THE  
PO BOX 1483  
ROGUE RIVER, OR 97537

State of Oregon, County of Klamath  
Recorded 02/25/2003 3:26p m.  
Vol M03 Pg 11460-61  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
the following address:  
TIMOTHY L. TERRY, TRUSTEE OF THE  
PO BOX 1483  
ROGUE RIVER, OR 97537

Escrow No. AP0755663  
Title No. \_\_\_\_\_

MTC 59963  
WARRANTY DEED

JAMES BEARD and SUNSHINE BEARD, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
TIMOTHY L. TERRY, TRUSTEE OF THE TIMOTHY L. TERRY SEPARATE PROPERTY TRUST  
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 JACKSON and State of Oregon, to wit:

LOT 7 IN BLOCK 5 OF OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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  
IS PART OF AN IRC SECTION 1031 TAX DEFERRED EXCHANGE ON BEHALF OF THE  
GRANTOR/GRANTEE

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 21st day of Feb., 2003.

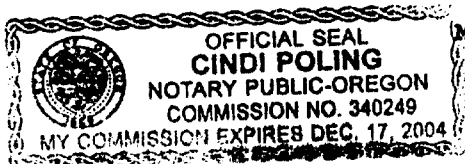
\_\_\_\_\_  
JAMES BEARD  
  
\_\_\_\_\_  
SUNSHINE BEARD

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on February 21st, 2003 by JAMES  
BEARD AND ~~SUNSHINE BEARD~~.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 12/17/2004



26.00\*

11461

State of Oregon

County of Jackson

Feb. 24, 2003

Personally appeared the above named Sunshine Beard,  
and acknowledged the foregoing instrument to be her voluntary act and  
deed.

WITNESS My hand and official seal.

Cindi Poling  
Notary Public for Oregon  
My Commission expires: 12/17/2004

