



After recording return to:
Richard and Sheila Beard
5481 Gatewood Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Richard and Sheila Beard
5481 Gatewood Drive
Klamath Falls, OR 97603

File No.: 7021-135151 (cs)
Date: March 28, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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Oregon, County of Klamath
Recorded 04/03/2003 10:50 A.m.
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Linda Smith, County Clerk
Fee \$ 76 # of Pgs 2

STATUTORY WARRANTY DEED

Richard E. Leach, Grantor, conveys and warrants to **Richard T. Beard and Sheila E. Beard**, as **tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 17 in Block 302 Darrow 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.

This property is free from 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 **\$49,500.00**. (Here comply with requirements of ORS 93.030)

20222

APN: 615579

Statutory Warranty Deed
- continued

File No.: 7021-135151 (cs)
Date: 03/28/2003

Richard E. Leach Sr.
Richard E. Leach

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31st day of March, 2003
by **Richard E. Leach.**

Susan Marie Campbell
Notary Public for Oregon



My commission expires: