



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.: 7021-113121 (cs)  
Date: March 28, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/04/2003 3:00 p.m.  
Vol M03 Pg 21053-54  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Nathan W. Wells**, 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:

**The North half of Lot 6 of Miller Park, a re-subdivision of Lots 36, 37, 38, 39, 40, 41 and vacated Alley of Block F, Homecrest, 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 **\$69,200.00**. (Here comply with requirements of ORS 93.030)

APN: 524043

Affidavit - continued

File No.: 7021-113121 (cs)

Date: March 28, 2003

I further agree to indemnify and defend **First American Title Insurance Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.

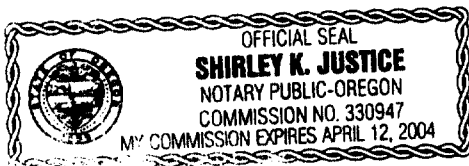
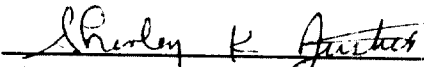



---

 Nathan W. Wells

STATE OF Oregon )  
 )ss.  
 County of Wasco )

This instrument was acknowledged before me on this 3 day of April, 2003  
 by **Nathan W. Wells**.


---

 Notary Public for Oregon

My commission expires: 4-12-04