

NH

'08 MAY 8 AM9:44

'03 MAY 8 AM 9:42

Vol M03 Page 30699  
STATE OF OREGON.



JOCELYN BEAUDIN  
1870 WIARD STREET  
KLAMATH FALLS, OREGON 97601  
JOCELYN BEAUDIN's Name and Address  
BEAUDIN FAMILY TRUST 4/28/03  
1870 WIARD STREET  
KLAMATH FALLS, OREGON 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/08/2003 9:44 a. m.  
Vol M03 Pg 30699-30700  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

**After recording, return to (Name, Address, Zip):**

JAMES H. SMITH, ATTORNEY  
711 BENNETT AVE.  
MEDFORD, OREGON 97504

**Until requested otherwise, send all tax statements to (Name, Address, Zip):**

JOCELYN BEAUDIN  
1870 WIARD STREET  
KLAMATH FALLS OREGON 97601

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOCELYN BEAUDIN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \*\*\*\*

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

\*\*\*\* JOCELYN BEAUDIN, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JOCELYN BEAUDIN FAMILY TRUST DATED APRIL 28, 2003, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$       -0-      .<sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.<sup>①</sup> (The symbol between the symbols "①" is not applicable; should be deleted. See OAS 98-030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on APRIL 28, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

JOCELYN BEAUDIN

STATE OF OREGON, County of JACKSON ) ss.

This instrument was acknowledged before me on APRIL 28, 2003

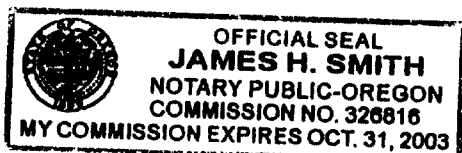
by JOCELYN BEAUDIN

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires \_\_\_\_\_

JAMES H. SMITH

10/31/2003

## EXHIBIT "A"

PARCEL 1: (1870 Wiard)

Tract 19, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon. Account No. 3909  
2BA TL 1300 Key No. 514474.

PARCEL 2: (3753 Butte)

Lot 17 and 18 in Block 1 of Lenox, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

3909-007CA-8100	537636
3909-007CA-8000	537645 <i>hm</i>