

08 JUL 14 AM 11:53

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After recording return to:
Byron L. Beach and Lee K. Beach
~~Evergreen Meadows~~ *4819 Saylor*
K Falls Rd

Until a change is requested all tax statements
shall be sent to the following address:
Byron L. Beach and Lee K. Beach
~~Evergreen Meadows~~

File No.: 7021-224546 (SAC)
Date: July 09, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/14/2003 11:53 a. m.
Vol M03 Pg 48774-75
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Washington Mutual Bank dba Western Bank, Custodian for John L. Shama Rollover IRA, subsequently acquired by South Valley Bank & Trust on April 2, 1999, Grantor, conveys and warrants to Byron L. Beach and Lee K. Beach as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 of Evergreen Meadows-Tract 1302, 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:

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$23,000.00**. (Here comply with requirements of ORS 93.030)

26 X


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APN: 880985

Statutory Warranty Deed
- continued

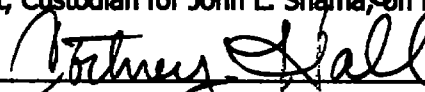
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South Valley Bank & Trust, Custodian for John
L. Shama


By: Tracy Ronnigen **RONNINGEN**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10th day of July, 2003
by Tracy Ronnigen as of South Valley Bank & Trust, Custodian for John L. Shama, on behalf of the .


Notary Public for Oregon

My commission expires: May 10, 2005

