



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GREGORY R. BEARD7509 STEENS DRIVEKLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

GREGORY R. BEARD7509 STEENS DRIVEKLAMATH FALLS, OR 97601

Escrow No. MT61479-TM

State of Oregon, County of Klamath
Recorded 07/23/2003 3:56 p-m
Vol M03 Pg 52172
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

HERBERT R. BARRETT and LADONNA R. BARRETT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to GREGORY R. BEARD and ANITA R. GRIFFIN, with the rights of survivorship, 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 KLAMATH and State of Oregon, to wit:

Lot 4 in Block 5, Tract No. 1002, LAWANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$165,000.00.

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 23 day of July, 2003

Herbert R. Barrett
HERBERT R. BARRETT

Ladonna R. Barrett
LADONNA R. BARRETT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 2003 by HERBERT R. BARRETT and LADONNA R. BARRETT.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

