

mtc- 61989

THIS SPACE RESERVED FOR RECORDER'S USE

03 JUL 30 PM 3:32

AmeriTitle

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After recording return to:

QUENTIN LEROY BEAGLEY

93520 HWY 99 S #18

JUNCTION CITY, OR 97448

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

QUENTIN LEROY BEAGLEY

93520 HWY 99 S #18

JUNCTION CITY, OR 97448

Escrow No. BT057930GC

Title No. _____

State of Oregon, County of Klamath

Recorded 07/30/2003 3:32 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

SCHULTZ CHILDREN'S LLC,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

QUENTIN LEROY BEAGLEY

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:

EXHIBIT "A" LEGAL DESCRIPTION ATTACHED

2408-025AO-01300-000

KEY NO. 148655

2408-025AO-01200-000

KEY NO. 148646

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ 30,000.00.

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 28 day of July, 2003.

SCHULTZ CHILDREN'S LLC

BY: [Signature]
DOUGLAS R. SCHULTZ, MANAGER

State of Oregon
County of Lane

This instrument was acknowledged before me on July 28, 2003, by
DOUGLAS SCHULTZ AS MANAGER OF SCHULTZ CHILDREN'S LLC.

[Signature]

(Notary Public for Oregon)

My commission expires 2-23-06



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning 660 feet West and 440 feet South of the Northeast corner of the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West Parallel with the North line of such SW1/4 of the NE1/4 218 feet; thence South parallel with the East line of such SW1/4 of the NE1/4 440 feet; thence East parallel with the North line of such SW1/4 of the NE1/4 219 feet; thence North parallel with the East line of such SW1/4 of the NE1/4 440 feet to the point of beginning;

RESERVING THEREFROM the East 25 feet for road purposes and utility easement, in Klamath County, Oregon.

Klamath County Map No.: 2408-025AO-01300
Klamath County Account No.: 148655

PARCEL 2:

Beginning 660 feet West of the Northeast corner of the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the North line of such SW1/4 of the NE1/4 217 feet; thence South parallel with the East line of such SW1/4 of the NE1/4 440 feet; thence East parallel with the North line of such SW1/4 of the NE1/4 218 feet; thence North parallel with the East line of such SW1/4 of the NE1/4 440 feet to the point of beginning.

RESERVING THEREFROM the East 25 feet for road purposes and utility easement, in Klamath County, Oregon.

Klamath County Map No.: 2408-025AO-01200
Klamath County Account No.: 148646