

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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04 FEB 23 PM 2:46

Charles Andrews and
 Mary Ann Andrews
 Tenants by the Entirety
 Jesse J Bean + Susan Amaral-
 Bean, Entirety, and Charles Andre
 and Mary Ann Andrews Entirety
 After recording, return to (Name, Address, Zip):
 M/M Andrews
 1333 Lawrence Road
 Danville, Ca. 94506
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
 M/M Andrews
 1333 Lawrence Road
 Danville, Ca. 94506

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 02/23/2004 2:46 p m
 Vol M04 Pg 10134
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

outy.

MTC 1396-5758

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Charles Andrews and Mary Ann Andrews as Tenants by the Entirety hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Charles Andrews and Mary Ann Andrews Tenants by the Entirety as to an undivided 50% interest 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:

*and Jesse J Bean and Susan J Amaral-Bean as tenants by the Entirety as to an undivided, 50% interest. Lot 910 of Running Y Resort Phase II First Addition, according to the official plat thereof on file in the office at the County clerk of Klamath County Oregon.

(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 \$ 46,000.00. [Ⓢ] 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. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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 2-18-04; 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.

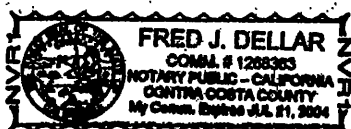
[Signature]
[Signature]

STATE OF California Contra Costa County of Contra Costa

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on 18 Feb 04 by Charles Andrews & Mary Ann Andrews

_____, as _____ of _____



[Signature]
 Notary Public for California
 My commission expires 21 Jul 04

21.00