

04 APR 1 PM 3:17

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

NTC-1396-5832

Doreen A. Beddoe
8757 Reeder Rd.
Klamath Falls, OR 97603
Grantor's Name and Address
Matthew W. & Suzanne L. Beddoe
8705 Reeder Rd.
Klamath Falls, OR 97603
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Matthew W. & Suzanne L. Beddoe
8705 Reeder Rd.
Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Matthew W. & Suzanne L. Beddoe
8705 Reeder Rd.
Klamath Falls, OR 97603

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/01/2004 2:17 p m
Vol M04 Pg 18740
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

WARRANTY DEED
DOREEN A. BEDDOE

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MATTHEW W. BEDDOE AND SUZANNE L. BEDDOE HUSBAND AND WIFE, 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:

That portion of Lot 8 in Block 34 of ORIGINAL TOWN OF KLAMATH FALLS, OREGON, FORMERLY LINKVILLE, described as follows:

Beginning at the Northeasterly corner of Lot 8 in Block 34; thence Westerly along the Southerly line of Main Street, 44 feet; thence Southerly at right angle with Main Street and parallel with Third Street, 100 feet; thence Easterly and parallel with Main Street, 44 feet to the Westerly line of Third Street; thence Northerly along the Westerly line of Third Street, 100 feet to the point of beginning.

(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): none

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 \$ 100,002.00. 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.)

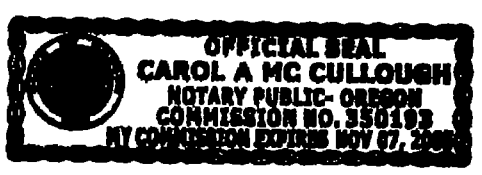
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 1, 2004; 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.

Doreen A. Beddoe
Doreen A. Beddoe

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on April 1, 2004, by Doreen A. Beddoe
This instrument was acknowledged before me on _____, by _____, as _____ of _____



Carol A. McCullough
Notary Public for Oregon
My commission expires Nov. 7, 2005

2/02
+m