

04 JUL 19 PM 3:40



MT6-45722 MS

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State of Oregon, County of Klamath
Recorded 07/19/2004 3:40p m
Vol M04 Pg 47082-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:
Cleo R. Beck
29324 A Street
Klamath Falls, OR 97601

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

Cleo R. Beck
29324 A Street
Klamath Falls, OR 97601

Escrow No. MT65722-MS

STATUTORY WARRANTY DEED

Paola Bruni and Kip Allert, with the rights of survivorship, Grantor(s) hereby convey and warrant to **Cleo R. Beck and Mary L. Gunther, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 17 day of July, 2004.

Paola Bruni

Kip Allert

STATE OF CALIFORNIA
COUNTY OF Santa Cruz ss.

On July 17, 2004 before me, Stephanie Harding personally appeared Paola Bruni and Kip Allert personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Stephanie Harding



2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0° 36' West a distance of 669.4 feet and South 89° 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0° 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0° 36' East a distance of 97 feet to an iron pin; thence South 89° 24' West a distance of 50 feet to an iron pin; thence North 0° 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89° 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0° 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89° 24' West along the North line of said street to the point of beginning.

Tax Account No: 3606-010CA-04100-000

Key No: 314519