

1st 409612

Vol M04 Page 54632

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: John Hancock 8883 Gale Road Klamath Falls, OR 97603
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

State of Oregon, County of Klamath  
 Recorded 08/19/04 3:09 p m  
 Vol M04 Pg 54632  
 Linda Smith, County Clerk  
 Fee \$ 2/00 # of Pgs 1

- WARRANTY DEED -

Julie Ann Beckman, Grantor, conveys and warrants to John Hancock, Grantee, the following described real property situate in Klamath County, Oregon, free and clear of all liens, encumbrances or exceptions suffered or created by Grantor from the date of Grantor's acquisition of title, and Grantor makes no other warranties:

The SW1/4 NW1/4, the N1/2 NW1/4 SW1/4, Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THEREFROM any portion deeded to Klamath County for road in Deed recorded September 14, 1956 in Book 286 at Page 514, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$125,000.

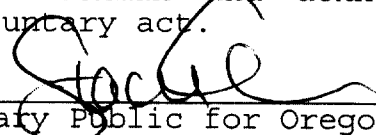
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18th day of August, 2004.

  
 Julie Ann Beckman

STATE OF OREGON     )  
                                   ) ss.  
 County of Klamath    )

Personally appeared before me this 18th day of August, 2004, the above-named Julie Ann Beckman and acknowledged the foregoing instrument to be her voluntary act.

  
 Notary Public for Oregon  
 My Commission expires: 8-2-07

