

04 AUG 31 PM 3:18



MTZ-66829 MS

Vol M04 Page 58168

State of Oregon, County of Klamath  
Recorded 08/31/04 3:18 P m  
Vol M04 Pg 58168-69  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:  
Richard W. Hetherington  
3042 NW Colonial Drive  
Bend, OR 97701

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

Richard W. Hetherington  
same as above  
F

Escrow No. MT66229-MS

### STATUTORY WARRANTY DEED

**James N. Beggs and Pamela J. Beggs, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Richard W. Hetherington and Laurie E. Hetherington, 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**

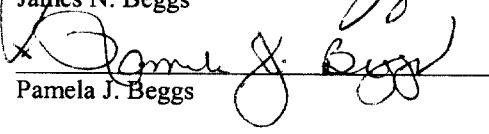
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$325,000.00**.

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.

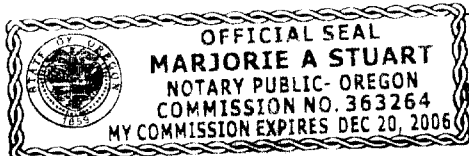
Dated this 30th day of Aug, 2004

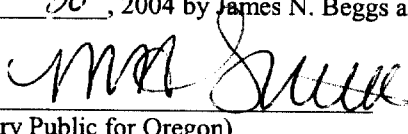
  
James N. Beggs

  
Pamela J. Beggs

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 30, 2004 by James N. Beggs and Pamela J. Beggs.



  
(Notary Public for Oregon)

My commission expires 12-20-06

2600  
an

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**58169**

**PARCEL 1:**

Lot 3 in Block 47 of HOT SPRINGS ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO all of Lot 4 of said Block 47, HOT SPRINGS ADDITION, except the following described portion thereof:

Beginning at the most Southerly corner of said Lot 4, being the point of intersection of the line between said Lot 4 and Lot 5 of the same Block with the Northeasterly line of Pacific Terrace; thence Northwesterly along the Southwesterly line of said Lot 4 and the Northeasterly line of Pacific Terrace a distance of 25 feet; thence Northeasterly parallel to and 25 feet distant from the line between said Lots 4 and 5 to the alley through said Block 47; thence Southeasterly along the line of said alley to the most Northerly corner of Lot 5; thence Southwesterly along the line of said Lots 4 and 5 to the point of beginning.

Tax Account No: 3809-028CA-11000-000

Key No: 789061

**PARCEL 2:**

The Southerly 100 feet of Lot 8 in Block 43 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CA-04500-000

Key No: 305609