

MTT-66742 TM

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State of Oregon, County of Klamath
 Recorded 11/04/04 3:24 p m
 Vol M04 Pg 75927-28
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:
 South Valley Bank & Trust, an Oregon Banking
 corporation, its successors and assigns, Custodian
 fbo Sheree W. Everett Rollover IRA

803 Main Street
 Klamath Falls, OR 97601

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

South Valley Bank & Trust, an Oregon Banking
 corporation, its successors and assigns, Custodian
 fbo Sheree W. Everett Rollover IRA

803 Main Street
 Klamath Falls, OR 97601

Attn: Tracy Ronnegan
 Escrow No. MT66742-TM

STATUTORY WARRANTY DEED

PATRICK BEASLEY and KAREN BEASLEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to **South Valley Bank & Trust, an Oregon Banking corporation, its successors and assigns, Custodian fbo Sheree W. Everett Rollover IRA**, 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:

Lot 259, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009A0-03500-000 Key No:882691

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 **\$75,000.00**.

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.

Grantor warrants, represents and covenants that there is and has been no discharge or disposal on the property of any hazardous or toxic wastes or substances (as such terms are defined by any applicable federal, state, or local governmental law, rule, ordinance, or regulation) or contamination of the property by any such substances.

Dated this 2nd day of November, 2004.

PATRICK BEASLEY

 KAREN BEASLEY

STATE OF CALIFORNIA
 ss.
 COUNTY OF Los Angeles

On Nov. 2, 2004 before me, TERRI CHINN personally appeared PATRICK BEASLEY and KAREN BEASLEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the

2600 am

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person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(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 *Terri Chinn*

