

AFTER RECORDING RETURN TO:

Mike Ratliff  
905 Main Street, Ste 20  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 01/12/2005 10:23 a m  
Vol M05 Pg 02352-53  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

GRANTOR'S NAME AND ADDRESS:

Beverly M. Negrevski, aka  
Beverly Mae Negrevski  
11800 Tingley Lane, No. 5  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Beverly Mae Negrevski, Trustee of the  
Beverly Mae Negrevski Living Trust  
Dated January 11, 2005  
11800 Tingley Lane, No. 5  
Klamath Falls, OR 97603.

SEND TAX STATEMENTS TO:

Beverly Mae Negrevski, Trustee  
11800 Tingley Lane, No. 5  
Klamath Falls, OR 97603

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That BEVERLY M. NEGREVSKI, aka BEVERLY MAE NEGREVSKI**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BEVERLY MAE NEGREVSKI, TRUSTEE OF THE BEVERLY MAE NEGREVSKI LIVING TRUST U.A.D. JANUARY 11, 2005**, hereinafter called the 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 the County of \*, State of Oregon, described as follows, to-wit:

South half of the Southeast quarter of Section 1, Township 40 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon,

EXCEPTING the following described portions thereof:

The approximately one acre conveyed to Mt. Laki Presbyterian Church by deed recorded in Vol. 35 at page 451 of Klamath County Deed records;

The approximately one acre conveyed to J. S. McClellan by deed recorded in Book 81, page 492 of Klamath County Deed Records;

The approximately 2-1/2 acres described as follows: BEGINNING at a point on the South line of said Sec. 1, 165 feet West of the Southeast corner of said Section; thence West along the South line of said Section a distance of 200 feet; thence North 544.5 feet; thence East 200 feet; thence South 544.5 feet to the place of beginning.

Right of Way conveyed to Modoc Northern Railroad Company by deed recorded in Vol.30 at page 583 of Klamath County Deed records.

The public road now known as Lower Klamath Lake Highway containing .93 of an acre.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the 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 (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 \$. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

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 this 11 day of January, 2005; if a corporate grantor, 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.**

Beverly M. Negrevski  
Beverly M. Negrevski, aka

Beverly Mae Negrevski  
Beverly Mae Negrevski

STATE OF OREGON; County of ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11 day of January, 2005, by Beverly M. Negrevski aka Beverly Mae Negrevski.

Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-06

