

MT6-68595 UV

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05 MAR 29 PM 2:54



THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 03/29/2005 2:54 P m
Vol M05 Pg 21043-44
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

DENNIS M. BECKLIN

3560 Rogue River Hwy

Grants Pass, OR 97528

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

DENNIS M. BECKLIN

3560 Rogue River Hwy

Grants Pass, OR 97528

Escrow No. MT68595-LW

STATUTORY WARRANTY DEED

EDWARD D. PHELPS AND KATHRYN M. PHELPS TRUTEES of THE PHELPS TRUST DATED NOVEMBER 2, 2000, Grantor(s) hereby convey and warrant to **DENNIS M. BECKLIN**, 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 311, REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009D0-05000-000

Key No: 884390

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 **\$282,500.00**.

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 23 day of MARCH, 2005

EDWARD D. PHELPS AND KATHRYN M. PHELPS TRUTEES of THE PHELPS TRUST DATED NOVEMBER 2, 2000

BY: Edward D. Phelps TTEE
EDWARD D. PHELPS, TRUSTEE

BY: Kathryn M. Phelps TTEE
KATHRYN M. PHELPS, TRUSTEE

State of ~~Oregon~~ California
County of ~~KLAMATH~~ SAN DIEGO

This instrument was acknowledged before me on 3/23, 2005 by EDWARD D. PHELPS AND KATHRYN M. PHELPS TRUTEES of THE PHELPS TRUST DATED NOVEMBER 2, 2000.

Susan A. Gibson
(Notary Public for ~~Oregon~~ California)

My commission expires 9/9/2007



260 am

STATE OF CaliforniaCOUNTY OF San DiegoOn March 23, 2005 before me, Susan A. Gibson, Notary Public
(Name, Title of Officer)personally appeared Edward D. Phelps and Kathryn M. Phelps

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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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,

Susan A. Gibson
(Signature of Notary Public)



(This area for notarial seal)