

05 MAR 31 AM 11:19

Vol M05 Page 21975



After recording return to:  
Roberta M. Frieauf  
152656 Hackamore Lane  
LaPine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
Roberta M. Frieauf  
-Same as above-

File No.: 7064-537902 (MG)  
Date: March 21, 2005

State of Oregon, County of Klamath  
THIS SPAC Recorded 03/31/2005 11:19a m  
Vol M05 Pg 21975-76  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Jerome Beier, who acquired title as Jerome Beier, and Lucy Beier, who acquired title as Lucy Beier, as tenants by the entirety, Grantor, conveys and warrants to Roberta M. Frieauf and Norman B. McClung, not as tenants in common but with the rights of survivorship, Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18, Block 1, WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION, TRACT NO. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

Page 1 of 2

The true consideration for this conveyance is \$459,000.00.  
Dated this 24th day of March, 2005

F 26

21976

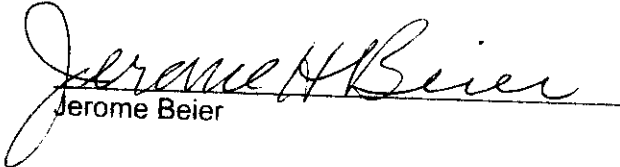
APN: R128515

Statutory Warranty Deed  
continued

File No.: 7064-537902 (MG)  
Date: 03/21/2005

The true consideration for this conveyance is **\$459,000.00**. (Here comply with requirements of ORS 93.030)

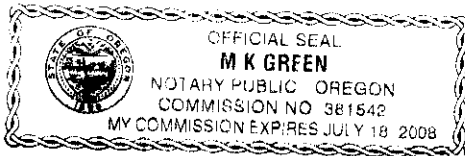
Dated this 24 day of MARCH, 2005.

  
Jerome Beier

  
Lucy Beier

STATE OF Oregon )  
County of Klamath DESCUTES ) ss.

This instrument was acknowledged before me on this 24<sup>th</sup> day of MARCH, 2005  
by **Jerome Beier and Lucy Beier.**



  
Notary Public for Oregon

My commission expires: 7/18/08