

05 JUN 16 PM 3:30

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

DAN R. BEACH & SUSAN J. BEACH  
721 Main Street  
Klamath Falls, OR 97601

Vol M05 Page 45442

State of Oregon, County of Klamath  
Recorded 06/16/05 3:30 p.m.  
Vol M05 Pg 45442  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

1st 554965

WARRANTY DEED

GRANTOR, conveys and warrants to  
ROBERT H. BEACH, an unmarried widower,

DAN R. BEACH and SUSAN J. BEACH, husband and wife, as tenants by the entirety,

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth below:

Thirty feet (30') off the Westerly side of Lot 2 Block 14 in the City of Klamath Falls, (formerly Linkville) Oregon, described as follows:

Beginning at the Southwesterly corner of said Lot 2 in Block 14; thence Easterly along the Southerly line of Lot 2, a distance of 30 feet; thence Northerly, at right angles to Main Street, a distance of 112 feet; thence Westerly, parallel to Main Street, a distance of 30 feet to the Westerly line of said Lot 2; thence Southerly, along the Westerly line of said Lot 2 112 feet to the place of beginning.

APN: 413886. Address 721 Main Street, Klamath Falls, Oregon.

SUBJECT TO:

Party Wall Agreement recorded June 12, 1911, in Vol. 34, page 453, Records of Klamath County, Oregon; easements and any existing rights of way or easements of record or apparent thereon.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$155,000.00. However, the actual consideration consists of or includes other property or value give or promised which is part of the consideration is \$5,000.00 down and \$150,000.00 deferred balance at 5 1/4 % interest over 12 years.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated 6/16/05

Robert H. Beach

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.

On the June 16, 2005 personally appeared the above named ROBERT H. BEACH and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:  
Notary Public for Oregon  
My Commission expires: 8-2-07

MAIL TAX STATEMENTS AS DIRECTED ABOVE