

05 JUN 23 PM 3:19

mtc-70167uv



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State of Oregon, County of Klamath  
Recorded 06/23/05 3:19p m  
THIS SPACE: Vol M05 Pg 47525  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
MIA BEARD TRUSTEE OF THE MIA BEARD  
LIVING TRUST DATED JANUARY 27, 1998  
P.O. Box 874  
Chiloquin, OR 97624

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

MIA BEARD TRUSTEE OF THE MIA BEARD  
LIVING TRUST DATED JANUARY 27, 1998  
P.O. Box 874  
Chiloquin, OR 97624

Escrow No. MT70167-LW

### STATUTORY WARRANTY DEED

**GARY L. TALBERT and ROXANNE D. TALBERT, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **MIA BEARD TRUSTEE OF THE MIA BEARD LIVING TRUST DATED JANUARY 27, 1998**, 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 745 of RUNNING Y RESORT - PHASE 9, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015BA-00600-000 Key No: 886728

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 **\$490,000.00**.

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.

Dated this 21 day of June, 2005

Gary L. Talbert  
GARY L. TALBERT

Roxanne D. Talbert  
ROXANNE D. TALBERT

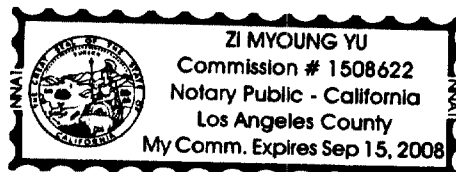
STATE OF CALIFORNIA

COUNTY OF Los Angeles <sup>SS.</sup>

On June 21st, 2005 before me, Zi Myoung Yu, Notary Public personally appeared GARY L. TALBERT and ROXANNE D. TALBERT 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 THEY executed the same in their authorized capacity(ies), and that by 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.

Signature [Signature]



2/00  
on