

05 JUN 24 PM 3:25

MTC - 69791 UV



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State of Oregon, County of Klamath
Recorded 06/24/05 3:25 p.m.
Vol M05 Pg 48063
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
TERRY L. WADE
10054 E AVE S10 1870 W. Ward St
LITTLE ROCK, CA 93543 Klamath Falls, OR 97603

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

TERRY L. WADE
10054 E AVE S10 1870 W. Ward St
LITTLE ROCK, CA 93543 Klamath Falls, OR
97603

Escrow No. MT69791-LW

STATUTORY WARRANTY DEED

JOCELYN BEAUDIN, TRUSTEE OF HER SUCCESSORS, IN TRUST UNDER THE JOCELYN BEAUDIN FAMILY TRUST, DATED APRIL 28, 2003, Grantor(s) hereby convey and warrant to **TERRY L. WADE and DONNA J. WADE, as tenants by the entirety**, 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 19, Pleasant Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-01300-000 Key No: 514474

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 **\$140,000.00**.

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 24 day of June, 2005

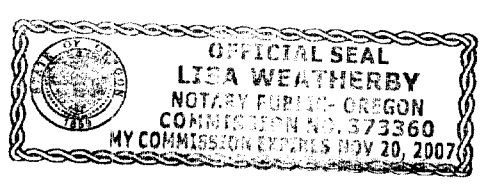
JOCELYN BEAUDIN, TRUSTEE OF HER SUCCESSORS, IN TRUST UNDER THE JOCELYN BEAUDIN FAMILY TRUST, DATED APRIL 28, 2003
BY: Joelyne Beaudin
JOCELYN BEAUDIN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2005 by JOCELYN BEAUDIN, TRUSTEE OF HER SUCCESSORS, IN TRUST UNDER THE JOCELYN BEAUDIN FAMILY TRUST, DATED APRIL 28, 2003.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/00