

05 JUN 27 AM 11:10

mtc-69217MS

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State of Oregon, County of Klamath

Recorded 06/27/05 11:10 a m

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Linda Smith, County Clerk

THIS SPACE RE Fee \$ 21.00 # of Pgs 1

After recording return to:

Kirt S. Beus

5706 Upland Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Kirt S. Beus

5706 Upland Drive

Klamath Falls, OR 97603

Escrow No.

MT69217-MS

STATUTORY WARRANTY DEED

Traci D. Ryan, Grantor(s) hereby convey and warrant to **Kirt S. Beus and April K. Beus, 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 29 in Block 10 of Tract No. 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AA-09400-000

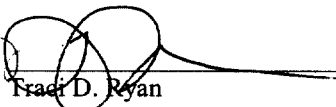
Key No: 873666

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 **\$300,000.00**.

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.

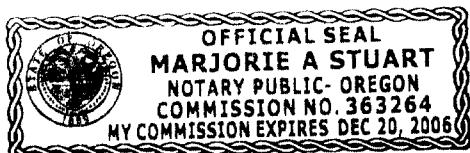
Dated this 22nd day of June, 2005

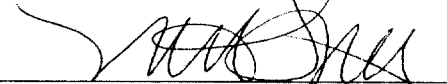

Traci D. Ryan

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/22, 2005 by Traci D. Ryan.




(Notary Public for Oregon)

My commission expires 12/20/06

2/100 am