

05 JUN 27 PM 3:20

MT69978MS

Vol M05 Page 48415



State of Oregon, County of Klamath
Recorded 06/27/05 3:20 p m
Vol M05 Pg 48415-161
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:

Jocelyn Beaudin

3733 Bisbee Street

Klamath Falls, OR 97603

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

Jocelyn Beaudin

3733 Bisbee Street

Klamath Falls, OR 97603

Escrow No.

MT69978-MS

STATUTORY WARRANTY DEED

Tom Devos and Kathleen Devos, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jocelyn Beaudin**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$94,900.00**.

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

Tom Devos
Tom Devos

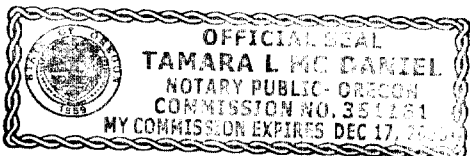
Kathleen Devos
Kathleen Devos

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24 2005 by Tom Devos and Kathleen Devos.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the following:

Beginning at the Southeast corner of said Lot 8; thence West along the Southerly line of Lot 8 a distance of 197 feet to a point; thence Northerly parallel to the East line of said Lot 8 and distance of 197 feet therefrom to a point which is 15 feet South of the North line of said Lot 8; thence West parallel to the North line of said Lot to a point on the West line thereof which is 15 feet South of the Northwest corner of said Lot; thence North to the Northwest corner of said Lot; thence East along the North line of said lot to the Northeast corner thereof; thence South along the East line of said Lot to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof lying within Bisbee Street.

Tax Account No: 3909-010ac-01400-000

Key No: 541587

TOGETHER WITH a 1997 Skyline manufactured home, Plate #X247291