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MT6 - 69966 MS



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THIS SPACE RE

State of Oregon, County of Klamath
Recorded 07/01/05 3:03 p m
Vol M05 Pg 50666
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Richard T. Beard

5481 Gatewood Drive

Klamath Falls, OR 97603

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

Richard T. Beard

5481 Gatewood Drive

Klamath Falls, OR 97603

Escrow No. MT69966-MS

STATUTORY WARRANTY DEED

James D. Leggett and Angela K. Leggett, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Richard T. Beard and Sheila Beard, 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:

The East 40 feet of Lot 360, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AD-06900-000

Key No: 481561

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 **\$85,000.00**.

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 30th day of June, 2005

James D. Leggett
James D. Leggett

Angela K. Leggett
Angela K. Leggett

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/30, 2005 by James D. Leggett and Angela K. Leggett.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06



210 am