

05 JUL 15 AM 10:53

mtc - 69919 MS

Vol M05 Page 54302



State of Oregon, County of Klamath
Recorded 07/15/05 10:53 a m
Vol M05 Pg 54302-03
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RES

After recording return to:
Dennis Becklin
P O Box 188
Grants Pass, OR 97528

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

Dennis Becklin
P O Box 188
Grants Pass, OR 97528

Escrow No. MT69919-MS

STATUTORY WARRANTY DEED

Kenneth M. Schell and Sylvia D. Schell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dennis Becklin and Debra J. Becklin, 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:

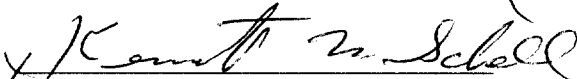
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


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 **\$208,800.00**.

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 14 day of July, 05.



Kenneth M. Schell


Sylvia D. Schell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/14, 2005 by Kenneth M. Schell and Sylvia D. Schell.




(Notary Public for Oregon)

My commission expires 12/20/06

260 am

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 SW1/4 of Section 26 lying South of the U.S.R.S. Drainage Ditch #31; the NW1/4 NW1/4 of Section 35 and a portion of Government Lot 8 of Section 34, lying East of the Easterly right of way line of Great Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO an undivided one-half interest in a 60 foot roadway along the West side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending North to the County Road, only as excepted in that certain Deed to V. C. Rexford by Deed recorded in Volume 114, page 317, Deed Records of Klamath County, Oregon, EXCEPTING rights of way conveyed to the United States of America and rights of way for roads and Great Northern Railway.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW1/4 NW1/4 of Section 35 and NE1/4 NE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4010-02600-01100-000
Tax Account No: 4010-03400-00100-000
Tax Account No: 4010-03500-00500-000

Key No: 99413
Key No: 100189
Key No: 100205