

05 JUL 15 PM 3:05

Vol M05 Page 54465



After recording return to:
Robert P. Beaman and Joni L. Beaman
1400 Round Lake Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Robert P. Beaman and Joni L. Beaman
1400 Round Lake Road
Klamath Falls, OR 97601

File No.: 7021-589490 (SAC)
Date: July 06, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/15/05 3:05 P m
Vol M05 Pg 544125-67
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Donald G. Monroe, Sr., Grantor, conveys and warrants to **Robert P. Beaman and Joni L. Beaman** as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$52,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 12 day of July, 2005.

31F

54466

APN: 411021

Statutory Warranty Deed
- continued

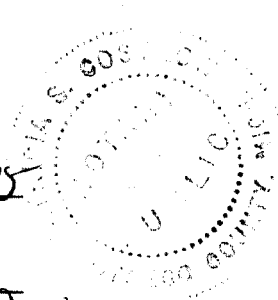
File No.: 7021-589490 (SAC)
Date: 07/06/2005

Donald G. Monroe Sr.
Donald G. Monroe Sr.

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of July, 2005
by **Donald G. Monroe, Sr.**

Patricia S. Cotton
MICHIGAN Otsego County
Notary Public for Oregon
My commission expires: 2-21-06



54467

APN: **411021**

Statutory Warranty Deed
- continued

File No.: **7021-589490 (SAC)**
Date: **07/06/2005**

EXHIBIT A

LEGAL DESCRIPTION:

The Southerly one-half of Lot 5 in Block 38 of First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 5 and running Northeasterly along the Southeasterly line of said Lot 5, 53 feet, more or less, to the most Southerly corner of Lot 4 in said Block; thence Northwesterly along the line between Lots 4 and 5, 55 feet; thence Southwesterly parallel with Grant Street, 53 feet, more or less, to the Easterly line of Second Street; thence Southeasterly 55 feet to the place of beginning.