



MT70901KR

After recording return to:
The Joyce Magnuson Trust under agreement
dated October 8, 2004

P.O. Box 534
Fort Klamath, OR 97626

State Of Oregon, County Of Klamath

M05-63426

09/02/2005 10:33:49 AM

Of Pages 2 Fee: \$26.00

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

The Joyce Magnuson Trust under agreement
dated October 8, 2004

P.O. Box 534
Fort Klamath, OR 97626

Escrow No. MT70901-KR

Title No. 0070901

SWD

STATUTORY WARRANTY DEED

Alvin E. Beymer and Marjorie M. Beymer, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Joyce E. Magnuson, Trustee of The Joyce Magnuson Trust under agreement dated October 8, 2004**, 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:

LEGAL DESCRIPTION

Lot 11, Section 10, Township 33 South, Range 7 1/2 East of the Willamette Meridian,

SAVE AND EXCEPT that part described as follows:

Beginning at the Southwest corner of said Lot 11; thence North 89° 52' East 467 feet to the middle of Wood River; thence following the middle of said river North 47° 45' West 90 feet; thence North 21° 15' East 100 feet; thence North 58° 45' East 278 feet; thence North 8° 30' East 80 feet; thence leaving the middle of said river North 59° West 50 feet; thence North 74° 30' West 281 feet; thence North 5° 45' East 430 feet to the middle of said river; thence following the middle of said river North 75° West 100 feet; thence North 35° 30' West 140 feet; thence North 1° East 100 feet; thence North 65° 45' East 190 feet; thence North 53° 30' West 220 feet; thence North 29° West 63 feet; thence leaving the middle of said river West 221 feet to the Northwest corner of said Lot 11; thence South 0° 15' West 1325 feet to the place of beginning.

Tax Account No: 3307-V1000-00200-000

Key No: 74662

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 **\$154,000.00**.

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.

2100

Dated this 30th day of August, 2005.

Alvin E. Beymer

Alvin E. Beymer

Marjorie M. Beymer

Marjorie M. Beymer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 2005 by Alvin E. Beymer and Marjorie M. Beymer.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

