



After recording return to:  
Larry Viveiros and Kathryn Viveiros  
219 Laurel Avenue  
Gustine, CA 95322-1016

Until a change is requested all tax statements  
shall be sent to the following address:  
Larry Viveiros and Kathryn Viveiros  
219 Laurel Avenue  
Gustine, CA 95322-1016

File No.: 7021-683072 (DMC)  
Date: September 28, 2005

**M05-65707**

Klamath County, Oregon

10/03/2005 03:45:37 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**David M. Beeson and Aimee Reichlin-Beeson as tenants by the entirety**, Grantor, conveys and warrants to **Larry Viveiros and Kathryn Viveiros as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The West 1/2 of Lot 14 in Block 2 of Bryant Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** 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 **\$68,000.00**. (Here comply with requirements of ORS 93.030)

26<sup>F</sup>

APN: 445762

Statutory Warranty Deed  
- continued

File No.: 7021-683072 (DMC)  
Date: 09/28/2005

Dated this 30 day of September, 2005.

David M. Beeson  
David M. Beeson

Aimee Reichlin-Beeson  
Aimee Reichlin-Beeson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 30 day of September, 2005  
by **David M. Beeson and Aimee Reichlin-Beeson.**



[Signature]  
Notary Public for Oregon  
My commission expires: 11/7/05