

mtc- 71874

M05-68984

Klamath County, Oregon

11/14/2005 02:41:45 PM

Pages 3 Fee: \$31.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

Until a change is requested all tax statements
shall be sent to the following address:
TIMOTHY G. STEPHENS
PO BOX 16146
S. LAKE TAHOE, CA 96151

WARRANTY DEED -- STATUTORY FORM

STANLEY L. BEECROFT and PEARL LABELLE BEECROFT, Grantor,

conveys and warrants to

TIMOTHY G. STEPHENS, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

Tax Account No(s): 2310-016D0-00500-000
Map/Tax Lot No(s): 136294

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$135,000.00 .

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 8 day of November, 2005.


STANLEY L. BEECROFT

PEARL LABELLE BEECROFT

STATE OF OREGON, COUNTY OF farhill ss.

This instrument was acknowledged before me on November 8, 2005 by STANLEY L.
BEECROFT ~~and PEARL LABELLE BEECROFT~~


(Notary Public for Oregon)

My commission expires 10.14.07

TITLE NO. 13-0026205
ESCROW NO. 13-0026205



31.00

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PRACTICES AS DEFINED IN ORS 30.930.

Dated this _____ day of November, 2005.

STANLEY BEECROFT

Pearl Labelle Beecroft
PEARL LABELLE BEECROFT

Georgia
STATE OF ~~OREGON~~ COUNTY OF Liberty) SS.

This instrument was acknowledged before me on November 9, 2005 by STANLEY
BEECROFT and PEARL LABELLE BEECROFT.

[Signature]
(Notary Public for Oregon) Georgia
My commission expires My Commission Expires Sept. 22, 2007

TITLE NO. 13-0026205
ESCROW NO. 13-0026205

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 S1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM that portion thereof described as follows:

A parcel of land in the Northeast part of the N1/2 S1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a #5 X 48" steel rod set along the West line of Kurtz Road 30 feet from the centerline thereof, from which the SE/16 corner of said Section 16 bears South 02° 53' 27" East 487.98 feet; thence South 88° 47' 02" West, 504.53 feet to a point, being a #5 X 48" steel rod; thence North 00° 28' 33" East 161.26 feet to a point, being a #5 X 48" Steel rod; thence North 88° 38' 09" East 504.51 feet to a point along said West line of Kurtz Road and 30 feet from the centerline thereof, being a 2" X 60" steel pipe; thence South 00° 27' 19" West 162.57 feet to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Midstate Road.

Tax Account No: 2310-016D0-00500-000

Key No: 136294