

MT7-72385 KR



M05-70010

Klamath County, Oregon

11/29/2005 03:18:44 PM

Pages 2 Fee: \$26.00

After recording return to:

Thomas L. Essex

6334 Osprey Ln.

Klamath Falls, OR 97601

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

Thomas L. Essex

6334 Osprey Ln.

Klamath Falls, OR 97601

Escrow No. MT72385-KR

Title No. 0072385

CAWED

STATUTORY WARRANTY DEED

Robert P. Beaman and Joni L. Beaman, as tenants by the entirety, Grantor(s) hereby convey and warrant to

Thomas L. Essex and Kathryn M. Essex, 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:

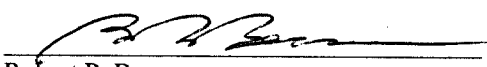
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 21st day of November, 2005

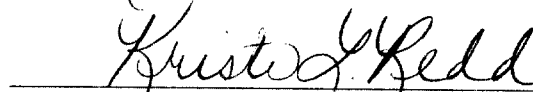

Robert P. Beaman


Joni L. Beaman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 21, 2005 by Robert P. Beaman and Joni L. Beaman.




(Notary Public for Oregon)
My commission expires 11/16/2007

26.00

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 said 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.

Tax Account No: 3809-032BA-015100-000

Key No: 411021