



mtc-72454 KR

M05-70723

Klamath County, Oregon

12/08/2005 03:11:15 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert P. Beaman

1400 Round Lake Rd.

Klamath Falls, OR 97601

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

Robert P. Beaman

1400 Round Lake Rd.

Klamath Falls, OR 97601

Escrow No. MT72454-KR

Title No. 0072454

SWP

STATUTORY WARRANTY DEED

Ronald Frank Morris, Grantor(s) hereby convey and warrant to **Robert P. Beaman and Joni L. Beaman, 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:

LEGAL DESCRIPTION

That portion of W1/2 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Commencing at a point on the Northwestern line of the Weed - Klamath Falls Highway (U.S. Highway 97) which lies Northeasterly thereon a distance of 460 feet from the intersection of the Northwestern line of said highway with the Northeasterly line of the County Road conveyed to Klamath County by deed recorded in Volume 132 at page 543, Deed Records of Klamath County, Oregon and thence North 51° 19 1/2 feet West and parallel with the Northeast line of the County Road a distance of 320 feet; thence North 38° 40 1/2 feet East parallel with said highway line a distance of 100 feet; thence Southeasterly and parallel with the initial line of this description 320 feet to said highway line; thence along said highway line Southwesterly a distance of 100 feet to the point of beginning.

Tax Account No: 3909-008BB-00800-000

Key No: 539359

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.

26.00

Dated this 7th day of December, 2005.

Ronald Frank Morris
Ronald Frank Morris

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 2005 by Ronald Frank Morris.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

