



M06-02628

Klamath County, Oregon

02/10/2006 11:23:23 AM

Pages 1 Fee: \$21.00

After recording return to:

Glen E. Beeman

4520 Anderson Avenue

Klamath Falls, OR 97603

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

Glen E. Beeman

4520 Anderson Avenue

Klamath Falls, OR 97603

Escrow No. MT73158-MS

Title No. 0073158

SWD

MTC 73158-MS

STATUTORY WARRANTY DEED

Dean L. Thomas and Donna J. Thomas, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Glen E. Beeman and Carol A. Beeman, 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:

Lot 49, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014BC-00300-000

Key No: 572268

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 **\$229,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 24 day of Feb, 2006.

Dean L. Thomas

Dean L. Thomas

Donna J. Thomas

Donna J. Thomas

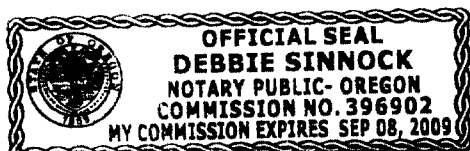
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2-8-, 2006 by Dean L. Thomas and Donna J. Thomas.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



21.00