

**M06-03249**

Klamath County, Oregon

02/21/2006 03:13:50 PM

Pages 2 Fee: \$26.00

After Recording Return to:

**MICHAEL BEEBY**

1056 Green Acres Rd. #102

Eugene, Or. 97408

Until a change is requested all tax statements

Shall be sent to the following address:

**MICHAEL BEEBY**

1056 Green Acres Rd. #102

Eugene, Or. 97408

**WARRANTY DEED**

(INDIVIDUAL)

**WINIFRED MARSDEN and JAMES C. MARSDEN**, herein called grantor, convey(s) to **MICHAEL BEEBY**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

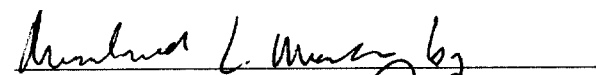
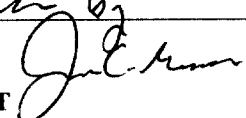
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.


The true and actual consideration for this transfer is **\$199,000.00**.

(here comply with the requirements of ORS 93.930)

**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 February 13, 2006.

  
WINIFRED MARSDEN  
BY: JAMES C MARSDEN  
HER ATTORNEY IN FACT 

  
JAMES C. MARSDEN


STATE OF OREGON, County of **KLAMATH**) ss.

On Feb. 13, 2006 personally appeared the above named **WINIFRED MARSDEN and JAMES C. MARSDEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

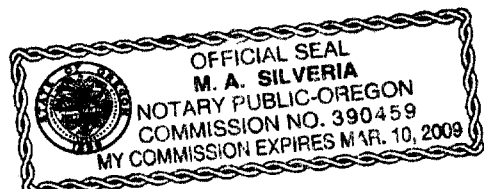
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062825

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



*\$26.00* \*

**Exhibit A**

**Lots 6 and 7, Block 6, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion of vacated alley which inurred thereto by ordinance recorded July 24, 1981 in Book M-81 at Page 13232 and re-recorded August 11, 1981 in Book M-81 at Page 14193, Microfilm Records of Klamath County, Oregon.**

**Also**

**TOGETHER WITH an easement for the maintenance of an apartment building located on Lots 6 and 7, Block 6 of said subdivision, over the Northeasterly 2 feet of a vacated alley adjoining the Westerly lines of Lots 6 and 7, Block 6 of said subdivision.**

**CODE 001.1 MAP 3809-028CC TL 10000 KEY #372037**