

MT7-74214 MS

THIS SPACE RESER

M06-09376

Klamath County, Oregon

05/10/2006 03:23:41 PM

Pages 1 Fee: \$21.00



After recording return to:

Steve Beach

10085 SW Serena Way

Tigard, OR 97224

Until a change is requested all

tax statements shall be sent to

The following address:

Steve Beach

10085 SW Serena Way

Tigard, OR 97224

Escrow No. MT74214-MS

Title No. 0074214

SWD

STATUTORY WARRANTY DEED

Ronald L. Young, Grantor(s) hereby convey and warrant to **Steve Beach and Lisa Beach, 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:

Lots 23 and 24 in Block 1 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3714-003CD-00200-000

Key No: 406518

Tax Account No: 3714-003CD-00300-000

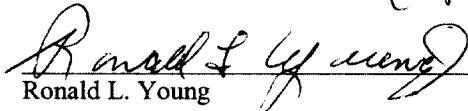
Key No: 406643

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 **\$14,000.00**.

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 3rd day of May, 2006

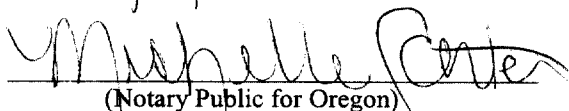

Ronald L. Young



State of Oregon

County of Josephine

This instrument was acknowledged before me on May 3, 2006 by Ronald L. Young.


(Notary Public for Oregon)

My commission expires 7-25-09



21.00