

MTC 74504-MS



THIS SPACE RE:

M06-11536

Klamath County, Oregon

06/07/2006 02:50:59 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. MT74504-MS

Title No. 0074504

SWD

STATUTORY WARRANTY DEED

Keith A. Hicks, 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:

Lot 31, Block 1, FIRST ADDITION TO 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: 3714-003DB-01300-000

Key No: 407232

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 **\$44,000.00**.

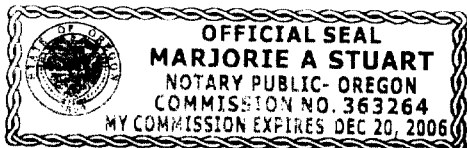
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 1st day of June, 2006.

Keith A. Hicks
Keith A. Hicks

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/1, 2006 by Keith A. Hicks.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

21.00