

MTC 72948-KR



THIS SPACE RES

M06-12746

Klamath County, Oregon

06/21/2006 03:09:20 PM

Pages 1 Fee: \$21.00

After recording return to:

Timothy D. Beck

1164 S. Highland Avenue

Ripon, CA 95366

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy D. Beck

1164 S. Highland Avenue

Ripon, CA 95366

Escrow No. MT72948-KR

Title No. 0072948

SWD

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor(s) hereby convey and warrant to **Timothy D. Beck and Lisa M. Beck, 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 15 of Tract 1454 - VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-013400-000

Key No: 892286

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 **\$302,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 20th day of JUNE, 2006.

Thane A. Cleland
Thane A. Cleland

State of Oregon

County of Clatsop

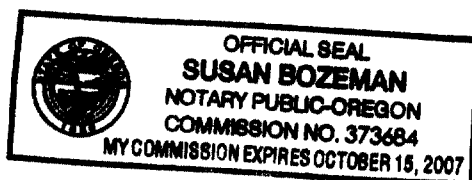
On this 20th day of JUNE, 2006, before me, Susan Bozeman the undersigned, a Notary Public in and for said State, personally appeared Thane A. Cleland, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Susan Bozeman
Notary Public for

Residing at: Portland, Oregon

Commission Expires: 10-15-07



21.00