



After recording return to:
Mark S. Beard and Cassie R. Beard
4667 Thompson
City, 97603

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

Mark S. Beard and Cassie R. Beard
4667 Thompson
City, 97603

File No.: 7021-827160 (MTA)
Date: June 19, 2006

M06-13027

Klamath County, Oregon

06/26/2006 12:03:59 PM

Pages 3 Fee: \$31.00

STATUTORY SPECIAL WARRANTY DEED

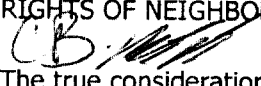
David Robert Hummel, Grantor, conveys and specially warrants to **Mark S. Beard and Cassie R. Beard, husband and wife**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

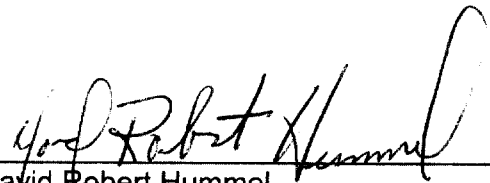

The true consideration for this conveyance is **\$146,000.00**.

Dated this 19th day of June, 2006.

APN: 520733

Statutory Special Warranty Deed
- continued

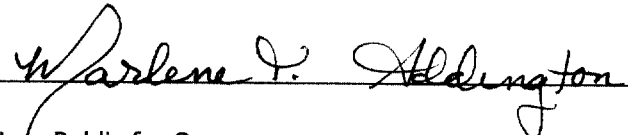
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David Robert Hummel

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 19th day of June, 2006
by **David Robert Hummel**.



Notary Public for Oregon
My commission expires: 3-22-2009

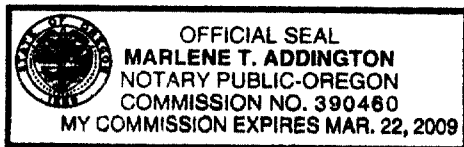


EXHIBIT A

LEGAL DESCRIPTION:

LOTS 35 AND 36 IN BLOCK 11 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A PORTION OF THE ALLEY LOCATED IN BLOCK 11 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 BLOCK 11 OF ST. FRANCIS PARK; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 36 125 FEET; THENCE EAST PARALLEL TO THE NORTH RIGHT OF WAY LINE OF THOMPSON STREET 20 FEET TO THE NORTHWEST CORNER OF LOT 41 OF SAID BLOCK 11; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 41, 40, 39, 38 AND 37, 125 FEET TO THE SOUTHWEST CORNER OF LOT 37 OF SAID BLOCK 11; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF THOMPSON STREET 20 FEET TO THE POINT OF BEGINNING.