

M06-15104

Klamath County, Oregon

07/27/2006 12:36:19 PM

Pages 2 Fee: \$26.00



After recording return to:
Timothy E. Holl
2969 Summers Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Timothy E. Holl
2969 Summers Lane
Klamath Falls, OR 97603

File No.: 7021-857069 (ALF)
Date: July 06, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurt C. Beard and Susan M. Beard as tenants by the entirety, Grantor, conveys and warrants to **Timothy E. Holl**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 130 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE EAST 238 FEET; THENCE NORTH 70 FEET; THENCE WEST 238 FEET; THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

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.

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 24 day of July, 2006.

Kurt C. Beard

Susan M. Beard

STATE OF ~~Oregon~~ Kansas)
)ss.
County of ~~Klamath~~ Johnson)

This instrument was acknowledged before me on this 24th day of July, 2006
by **Kurt C. Beard and Susan M. Beard.**

Dawn Mercer
Notary Public for ~~Oregon~~ Kansas
My commission expires:

