

After Recording Return to:

JOSEPH B. BEAULIEU and SHIRLEY A. NELSON
P.O. BOX 3662
LA PINE, OR 97739

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

(same as above)

Order No. 61048NP

ASPEN: 63692

WARRANTY DEED

JOHN C. BELL and PEGGY J. BELL, Husband and Wife, herein called grantor, convey(s) to **JOSEPH B. BEAULIEU, as to an undivided 50% interest and SHIRLEY A. NELSON, as to an undivided 50% interest, as Tenants in Common**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

That portion of the NW 1/4 of the SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Southerly along the West line of said NW 1/4 SW 1/4, 412 feet; thence Northeasterly along the North line of 3rd Street extended, 150 feet to the Southwest corner of Block 4 of the Town of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Westerly line of said Block 4, a distance of 379 feet to the North line of said NW 1/4 SW 1/4; thence Westerly 13.6 feet to the point of beginning.

ALSO

A portion of the NW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 1, Block 4, Chemult; thence Southwesterly along the North line of 3rd Street extended of Chemult 160 feet, more or less, to the West line of said NW 1/4 SW 1/4; thence south on West line of said NW 1/4 SW 1/4 to its intersection with the South line of said 3rd Street, extended; thence Northeasterly along South line of said 3rd Street extended 195 feet, more or less, to the Northwest corner of Lot 6, Block 5, Chemult; thence Northwesterly along the West line of said Block 5 extended 80 feet, more or less, to the point of beginning.

TOGETHER WITH an easement for septic tank and septic tank drainfield over the South 80 feet of the North 492 feet of the East 100 feet of the NE 1/4 of the SE 1/4 of Section 20, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$50,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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: July 26, 2006

John C. Bell
JOHN C. BELL

Peggy J. Bell
PEGGY J. BELL

STATE OF OREGON, County of DESCHUTES) ss.

On July 26, 2006, personally appeared the above named **JOHN C. BELL and PEGGY J. BELL** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Cindy Farleigh
Notary Public for Oregon
My commission expires: Jan 17, 2010

Official Seal