



THIS SPACE RESE

2006-023255

Klamath County, Oregon



11/20/2006 03:21:59 PM

Fee: \$21.00

After recording return to:

JAMES J. BEVERS

6085 MONDAVI LN.  
EUGENE, OR 97402

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

JAMES J. BEVERS

6085 MONDAVI LN.  
EUGENE, OR 97402

Escrow No. MT77529-DS

Title No. 0077529

SWD

MIT77529DS

### STATUTORY WARRANTY DEED

**DAVID J. CALAMARI**, Grantor(s) hereby convey and warrant to **JAMES J. BEVERS and LINDA S. BEVERS, 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:

NE1/4 NE1/4 of Section 33, Township 35 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion within Tableland Road right of way.

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 **\$10,000.00**.

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 16 day of NOVEMBER, 2006

David J. Calamari  
DAVID J. CALAMARI

STATE OF CALIFORNIA

SS.  
COUNTY OF CONTRA COSTA

On November 16<sup>th</sup>, 2006 before me, MITCHELL NEWMAN III personally appeared DAVID J. CALAMARI personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mitchell Newman III

