



MT78586-SH

After recording return to:

Richard T. Beard

10707 Yonna Loop Drive

Bonanza, OR 97623

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

Richard T. Beard

10707 Yonna Loop Drive

Bonanza, OR 97623

Escrow No. MT78586-SH

Title No. 0078586

SWD

THIS SPACE

2007-010606

Klamath County, Oregon



06/12/2007 03:32:49 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Robert T. Martin, Jr. and Linda L. Martin, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Richard T. Beard and Sheila E. Beard, 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 6 in Block 1 of TRACT NO. 1009, YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$245,000.00**.

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.

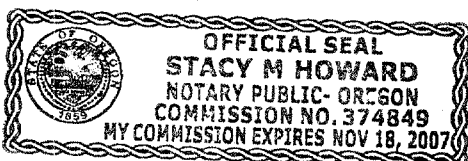
Dated this 12 day of June, 2007

Robert T. Martin, Jr.

Linda L. Martin

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 12, 2007 by Robert T. Martin, Jr. and Linda L. Martin.



(Notary Public for Oregon)

My commission expires Nov 18, 2007