

34244

AT-38-27266-5  
WARRANTY DEED (INDIVIDUAL)Vol. M84 Page 3724

WILSON F. PAGE and EDITH M. PAGE, husband and wife

hereinafter called grantor, convey(s) to  
TIMOTHY R. BEDNAR and CHRISTINA A. BEDNAR, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

The S $\frac{1}{2}$  of Tract 42, ALTAMONT SMALL FARMS, in the County of Klamath,  
State of Oregon, EXCEPTING a 10 foot strip off the West side thereof  
as more fully described in the deed from Ralph Vaden to Klamath  
County recorded September 11, 1944 in Book 168 at page 551, Deed  
Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

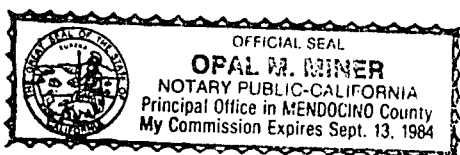
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See attached Exhibit "A"

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 \$ 6,000.00.Dated this 28th day of February, 1984.Wilson F. PageEdith M. PageSTATE OF Calif. County of Mendocino ) ss.

March 5, 1984 personally appeared the above named  
Wilson F. Page & Edith M. Page and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me:

Opal M. MinerNotary Public for Oregon Calif.My commission expires: 9/13/84

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:  
MR. & MRS. TIMOTHY R. BEDNAR  
2934 Summers Lane #5  
Klamath Falls, Oregon 97603

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy

EXHIBIT "A"

SUBJECT TO:  
 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.  
 2. Reservations, including the terms and provisions thereof, as set forth in deed from F. L. Weaver, et ux., to Ralph E. Vaden, et ux., dated May 6, 1937, recorded May 27, 1943 in Book 155 at page 468, Deed Records, for the purpose of constructing and maintaining an irrigation ditch along the boundary line. (Affects S $\frac{1}{2}$ )  
 3. An easement created by instrument, including the terms and provisions thereof,  
     Dated : July 26, 1957                      Book: 293 Page: 366  
     Recorded : August 2, 1957  
     From : H. S. Vaden and Lydia Vaden  
     To : United States of America  
     For : A warranty Clearance Easement  
     (Affects S $\frac{1}{2}$ )

STATE OF OREGON,  
 County of Klamath )  
 Filed for record at request of

on this 8th day of March A.D. 19 84  
 at 10:41 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 page 3724  
 EVELYN BIEHN, County Clerk  
 By Pam Smith Deputy  
 Fee 8.00