

STEVEN K. BIDLEMAN and KAREN D. BIDLEMAN, husband and wife  
 CHARLES H. SCHULER and CAROL E. SCHULER, husband and wife  
 of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 Those contained in Exhibit "A" attached hereto  
 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 \$ 52,500.00 \*

84 AUG 11 AM 11 39

Dated this 31 day of July, 1984

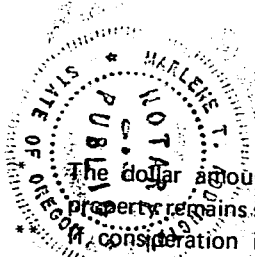
Steven K. Bidleman  
 Steven K. Bidleman  
Karen D. Bidleman  
 Karen D. Bidleman

STATE OF OREGON, County of Klamath ) ss.

On this 1st day of August, 1984 personally appeared the above named Steven K. Bidleman and Karen D. Bidleman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington  
 Notary Public for Oregon  
 My commission expires: 3-22-85



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.  
 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)

Steven K. Bidleman  
 Karen D. Bidleman

TO

Charles H. Schuler  
 Carol E. Schuler

After Recording Return to: Taxes;  
 Charles H. Schuler  
 Carol E. Schuler

912 West Oregon Ave  
 City, 97601

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

## PARCEL 1:

A parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of Oregon Avenue vacated by City Ordinance 5045, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 13; thence North 03° 03' 30" West, along the Northerly projection of the West line of said Lot 13, 16.00 feet to a ½" iron pin; thence South 12° 52' 15" East 161.21 feet to a ½" iron pin marking the Southeast corner of said Lot 13; thence South 86° 45' 10" West along the Southerly line of said Lot 13, 27.48 feet to a ½" iron pin marking the Southwest corner of said Lot 13; thence North 03° 03' 30" West along the West line of said Lot 13, 142.94 feet to the point of beginning.

## PARCEL 2:

Lot 14, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said Lot 14 by Order of Vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Buena Vista Addition.
3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,650.00
 

Dated	: June 24, 1974
Recorded	: August 7, 1974 Book: M-74 Page: 9637
Mortgagor	: Larry A. Herzman and Alize A. Herzman, husband and wife
Mortgagee	: First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation

WHICH, said Mortgage the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 1st day of August A.D., 19 84 at 11:39 o'clock A M, and duly recorded in Vol M84, of Deeds on page 13029.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 8.00