

STEVEN K. BIDLEMAN and KAREN D. BIDLEMAN, as tenants by the entirety  
 \_\_\_\_\_, hereinafter called grantor, convey(s) to  
CHARLES H. SCHULER and CAROL E. SCHULER, husband and wife  
 \_\_\_\_\_ all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 16, 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 lots by  
 Order of Vacation recorded March 16, 1959 in Volume 310 at page 496, in the County  
 of Klamath, State of 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.

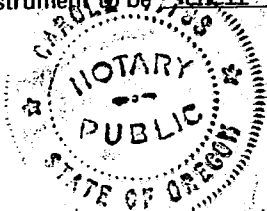
The true and actual consideration for this transfer is \$ 52,500.00.\*

Dated this 29th day of August, 19 84.

*[Signature]*  
Karen D. Bidleman

STATE OF OREGON, County of Klamath ) ss.

August 30, 19 84 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,

*[Signature]*

Notary Public for Oregon

My commission expires: 7-30-88

- \* 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)

Steven K. Bidleman  
Karen D. Bidleman

TO

Charles H. Schuler  
Carol E. Schuler

After Recording Return to: ST  
Charles H. Schuler  
Carol E. Schuler  
912 West Oregon Ave  
Klamath Falls, Oregon  
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.

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

84 AUG 31 AM 11 54

ATC-M-27904  
EXHIBIT "A"

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 in Book M-74 at page 9635, Larry A. Herzman and Alice A. Herzman, husband and wife, Mortgagor, First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, Mortgagee, which grantees herein assume and agree to pay.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 31 day of August .D. 19 84  
at 11:54 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 15127

**EVELYN BIEHN**, County Clerk

By Pam Smith Deputy

Fee 8.00