



63042

K-38262
STATUTORY WARRANTY DEEDVol. M86 Page 11226

JOSEPH F. BEDARD AND BARBARA L. BEDARD, Grantor,
conveys and warrants to RALPH E. VADEN and HATTIE B VADEN, husband and wife, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:
Beginning at a point marked by a 5/8 inch iron pin on the easterly right of way line of Booth Road, said point being South 89°53'08" E. (N. 89°54' E. by recorded plat of Junction Acres) 1360.71 feet and N. 00°10'47" E. (N. 00°04' E. by said Junction Acres) 30.00 feet from the C $\frac{1}{4}$ corner of said Section 7, as established by Survey No. 759 as recorded in the office of the Klamath County Surveyor; thence N. 00°10'47" E., along said easterly right of way line, 227.00 feet; thence S. 89°49'13" E. 480.00 feet; thence S. 00°10'47" W, parallel with the Easterly right of way line, 227.00 feet; thence N. 89°49'13" W. 480.00 feet to the point of beginning.

"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."

This property is free of liens and encumbrances, EXCEPT:

Conditions, restrictions, rights of way of record and those apparent upon the land.

The true consideration for this conveyance is \$ 126,000.00

DATED this 28th day of February 1986.

Joseph F. Bedard

Barbara L. Bedard

STATE OF OREGON, County of Jackson)ss.

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 28th day of February 19 86 by Joseph F. Bedard and Barbara L. Bedard

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

SEAL

Notary Public for Oregon
My commission expires 12/23/87

Notary Public for Oregon
My commission expires: _____

SEAL

Title Order No. _____

Escrow No. _____

After recording return to:

Ralph E & Hattie B Vaden
1825 Homedale Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above

TI 96

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath)ss.

Filed for record at request of:

on this 26th day of June A.D. 19 86
at 3:08 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 11226
Evelyn Biehn, County Clerk
By PRM Smith

Fee, \$10.00

Deputy.