

KNOW ALL MEN BY THESE PRESENTS, That GERALD L. LANDEN and MARILYN F. LANDEN  
as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
MICHAEL W. BECHDOLT and JO DENISE BECHDOLT, Husband & Wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the office  
of the County, Oregon.

"This instrument will 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those  
of record and apparent upon the land, if any, as of the date of this  
deed and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 86,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole/  
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of October, 19 91;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

STATE OF OREGON,  
County of Klamath,  
November 1, 19 91 ss.

Gerald L. Landen  
Gerald L. Landen

Marilyn F. Landen  
Marilyn F. Landen

Personally appeared the above named

GERALD L. LANDEN  
AND MARILYN F. LANDEN

and acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

Before me:

Tracie V. Chandler  
Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

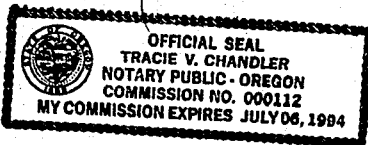
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)



Gerald L. & Marilyn F. Landen  
1704 Wacker Ave  
Klamath Falls, OR 97601

Michael W. & Jo Denise Bechdolt  
9411 Den Adams Rd  
Klamath Falls, OR 97627

Klamath Trust Federal  
540 Main St  
Klamath Falls, OR 97601

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Klamath Falls, OR 97601

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 4th  
day of Nov., 19 91,  
at 11:43 o'clock A.M., and recorded  
in book M91 on page 23053 or as  
file/reel number 36905,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulder Deputy

Fee \$28.00

23052

1. The 1991-1992 Taxes, a lien, due & payable.
2. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
3. A 20 foot building setback line as shown on dedicated plat.
4. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein.  
 As granted to: Midstate Electric Cooperative, Inc.  
 Recorded: January 2, 1952  
 Book/Page: 258/425, Deed Records of Klamath County, Oregon  
 For: the right to construct, operate and maintain an electric transmission and distribution line or system
5. Building and Use Restrictions, subject to the terms and provisions thereof, recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein.  
 As granted to: Midstate Electric Cooperative  
 Recorded: May 22, 1967  
 Book/Page: M67/3803, Microfilm Records of Klamath County, Oregon.
7. Deed of Trust, including the terms and provisions thereof, to secure and indebtedness of the amount herein stated.  
 Amount: \$5,000.00  
 Dated: October 5, 1990  
 Recorded: October 8, 1990  
 Book/Page: M90/20320, Microfilm Records of Klamath County, Oregon  
 Grantor: William W. Janes and Shirley A. Janes, husband and wife, as to an undivided 1/2 interest and Levi Stone, as to an undivided 1/2 interest, as tenants in common  
 Trustee: Bend Title Company  
 Beneficiary: Thomas Jay Wirth and Bette L. Johnson, a married woman, not as tenants in common, but with the right of survivorship

which trust deed the grantee herein assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day  
 of Nov. A.D., 19 91 at 11:43 o'clock AM., and duly recorded in Vol. M91  
 of Deeds on Page 23051

Evelyn Biehn County Clerk  
 By Pauline M. Mendenhall

FEE \$33.00