



#01037846  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
ELIZABETH BUDDEN  
4918 Old Fort Rd.  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KEVIN J. BEDNAR AND APRIL L. BEDNAR, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to ELIZABETH BUDDEN  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

All that portion of Lots 11, 12 and 13, INDEPENDENCE TRACTS, in  
the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Southerly line of Lot 11, which lies  
South 78 degrees 23' East along the Southerly line of said Lot  
a distance of 170.42 feet from the Southwest corner of said Lot;  
thence North 0 degrees 13' West a distance of 202.86 feet to  
the Northerly line of Lot 13; thence South 89 degrees 58' West  
along the Northerly line of Lot 13 a distance of 39 feet; thence  
South 0 degrees 13' East a distance of 194.5 feet, more or  
less, to the Southerly line of said Lot 11; thence South 78  
degrees 23' East along the Southerly line of said Lot 11, 39.85  
feet, more or less to the place of beginning.

CODE 41 MAP 3909-11AA TL 1500

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent upon the land, 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 \$19,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15th day of January, 1992.

Kevin J. Bednar & Claudia Bednar  
KEVIN J. BEDNAR, by CLAUDIA  
BEDNAR, his attorney in fact

April L. Bednar & Claudia Bednar  
APRIL L. BEDNAR by CLAUDIA  
BEDNAR, her attorney in fact

STATE OF OREGON, County of KLAMATH, ss.

On January 20, 1992, personally appeared CLAUDIA BEDNAR, who,  
being duly sworn, did say that she is the attorney in fact for  
KEVIN J. BEDNAR AND APRIL L. BEDNAR, and that she executed  
the foregoing instrument by authority of and in behalf of said  
principal; and she acknowledged said instrument to be the act  
and deed of said principals.

Before me: Darlene V. Aldington  
Notary Public for OREGON  
My Commission Expires: March 22, 1993

92 JAN 21 AM 11 00

Aspen Title & Escrow, Inc.

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day of Jan. A.D., 19 92 at 11:00 o'clock A. M., and duly recorded in Vol. M92 of Deeds on Page 1211

Evelyn Biehn County Clerk

By [Signature]

FEE \$33.00

[Faint, mostly illegible text, likely the beginning of a deed description]

[Faint text, possibly a date or reference]

[Faint, mostly illegible text, likely the middle of a deed description]

[Faint, mostly illegible text, likely the middle of a deed description]

[Faint, mostly illegible text, likely the middle of a deed description]

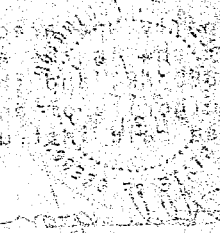
[Faint, mostly illegible text, likely the middle of a deed description]

[Faint, mostly illegible text, likely the middle of a deed description]

[Signature and name of a party]

[Signature and name of a party]

[Faint, mostly illegible text, likely the end of a deed description]



[Faint, mostly illegible text, likely the end of a deed description]