#01037846 WARRANTY DEED

AFTER RECORDING RETURN TO: ELIZABETH BUDDEN RU 4918 Old for 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 hereinafter called GRANTEE(S) 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 30 feet, thence along the Northerly line of Lot 13 a distance of 30 feet, thence the Northerly line of Lot 13; thence south 89 degrees 38 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 reocrd, if any, and those apparent upon the land, and will warrant and defend the same against all persons who may lawfuliy 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. Badnen J. Claudin Badnen KEVIN J. BEDNAR, by CLAUDIA BEDNAR, his attorney in fact

Clauxen Baluar 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 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: Warlene V. Adding Notary Public for OREGON My Commission (Expires: March 22, 1993)

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