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WARRANTY DEEDVol. m92 Page 2711AFTER RECORDING RETURN TO:
DONALD A. BERNARD
CONNIE A. BERNARD2518 Autumn Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECARL HEARTH, hereinafter called GRANTOR(S), convey(s) to DONALD
A. BERNARD and CONNIE A. BERNARD, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN."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." O.A.B. — C.A.B.and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, of way and easements
of record, if any, and 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
\$50,000.00.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 6th day of February, 1992.Carl Hearth
CARL HEARTH

STATE OF OREGON, County of Klamath)ss.

On February, 6, 1992, personally appeared the above named
CARL HEARTH and acknowledged the foregoing instrument to be his
voluntary act and deed.Before me: Barbara K. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

402 FEB 13 1992 10 24

A tract of real property located in the W 1/2 of the W 1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the West quarter corner of above mentioned Section 5; thence South along the section line 125.70 feet to the North boundary of Autumn Avenue (formerly Lewis Lane); thence North 89 degrees 17' 00" East along same, 547.34 feet to a steel rod marking the Southeast corner of that tract of land recorded in Book 223 at Page 419, Deed Records of Klamath County, Oregon, and being the true point of beginning of this description; thence continuing North 89 degrees 17' 00" East along said North boundary of Autumn Avenue 355.87 feet to a steel rod marking the Southeast corner of land being herein described and also the Southwest corner of First Addition to West Hills Homes (17-376T, County Records); thence North 0 degrees 10' 00" West along the common boundary of said First Addition to West Hills Homes and land being herein described, a distance of 219.20 feet to a steel rod on the North boundary of land described in Volume 223, Page 421, Klamath County Deed Records; thence South 89 degrees 17' 00" West along said boundary 355.87 feet to a steel rod on the East boundary of land described in Book 223 at Page 419, Deed Records of Klamath County, Oregon; thence South 0 degrees 10' 00" East along said boundary 219.20 feet, more or less, to the true point of beginning of this description.

CODE 4 MAP 3909-5BC TL 5900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Feb. A.D. 19 92 at 10:24 o'clock AM., and duly recorded in Vol. M92
of Deeds on Page 2711
Evelyn Biehn, County Clerk
By Paula M. Mendenhall

FEE \$35.00