

1992 JUL 31 PM 3 17

48359



#01038634
WARRANTY DEED

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AFTER RECORDING RETURN TO:
BILL BEDIENT AND
SABRINA WHICHARD
P.O. BOX 61
KYBURZ, CA. 95720

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

MARION ROSS CURTIS or ELIZABETH CURTIS, TRUSTEES OF THE CURTIS
LIVING TRUST DATED JUNE 6, 1988, hereinafter called GRANTOR(S),
convey(s) to BILL BEDIENT and SABRINA WHICHARD, not as tenants
in common, but with full rights of survivorship, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lots 13 and 14 in Block 20 of INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AB, Tax Lot 10300.

"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 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
\$44,000.00.

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 13th day of July, 1992.

MARION ROSS CURTIS or ELIZABETH CURTIS, TRUSTEES OF THE CURTIS
LIVING TRUST DATED JUNE 6, 1988

BY: Marion Ross Curtis - Trustee
MARION ROSS CURTIS, TRUSTEE

Marion Ross Curtis
MARION ROSS CURTIS

BY: Elizabeth H. Curtis - Trustee
ELIZABETH CURTIS, TRUSTEE

Elizabeth H. Curtis
ELIZABETH CURTIS

STATE OF OREGON, County of Klamath)ss.

On July 31, 1992, personally appeared Marion Ross Curtis and
Elizabeth Curtis, both for themselves individually and as
Trustees of the Curtis Living Trust dated June 6, 1988, and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me, Arleene D. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

17119

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 31st day
of July A.D., 19 92 at 3:17 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 17118.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mulendore