

KNOW ALL MEN BY THESE PRESENTS, That

RAYMOND W. BERNHARDT and ERNA P. BERNHARDT, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WILLIAM J. BEDIENT and SABRINA WHITCHARD, with the rights of survivorship 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 those apparent upon the land, if any, as 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 \$ 27,500.00.  
 However, the actual consideration consists of, or includes other property or value given or promised, which is the whole or part of the consideration indicated 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 24 day of March, 1993; 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.

Raymond W. Bernhardt  
 RAYMOND W. BERNHARDT

Erna P. Bernhardt  
 ERNA P. BERNHARDT

STATE OF OREGON,

County of KlamathMarch 24, 1993 ss.

Personally appeared the above named  
 RAYMOND W. BERNHARDT  
 ERNA P. BERNHARDT

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

Before me:

Mary Kenneally  
 Notary Public for Oregon  
 My commission expires: 4/20/96

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)



RAYMOND W. BERNHARDT and ERNA P. BERNHARDT  
 37150 MODOC POINT ROAD  
 CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

WILLIAM J. BEDIENT and SABRINA WHITCHARD  
 36767 MODOC POINT ROAD  
 CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

WILLIAM J. BEDIENT and SABRINA WHITCHARD  
 36767 MODOC POINT ROAD  
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

WILLIAM J. BEDIENT and SABRINA WHITCHARD  
 36767 MODOC POINT ROAD  
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in

book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

MTC Number: 29478-MK

## PARCEL 1:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at an iron pin on the North line of said Section 7, said point being West a distance of 319.1 feet from the North one-quarter corner of said Section 7; thence South a distance of 200 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 265.3 feet to the East boundary of the State Highway No. 427; thence North 00 degrees 41' West along the East boundary of said Highway a distance of 200 feet to an iron pin on the North boundary of Section 7; thence East along the North boundary of Section 7 a distance of 267.7 feet, more or less, to the point of beginning.

## PARCEL 2:

All the following described real property situate in Klamath County, Oregon.

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 200.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 264.2 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 265.3 feet more or less to the point of beginning.

Also a tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 300.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 263.0 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; the East parallel with the North boundary of said Section 7 a distance of 264.2 feet more or less to the point of beginning.

\* \* \*END\* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 24th day  
of March A.D., 19 93 at 10:56 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 5945.

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]