



**Aspen**  
TITLE & ESCROW, INC.

#01040280  
WARRANTY DEED

AFTER RECORDING RETURN TO:

JEFFREY M. BREITBARTH

5150 Mae Anne Ave. - Ste #213-213  
Reno, NV. 89523

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

HAROLD D. HEDRICK and SHIRLEY J. HEDRICK, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JEFFREY M.  
BREITBARTH, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The Southerly 38.2 feet of Lots 30 and 31, Lots 32, 33 and 34,  
Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in  
the County of Klamath, State of Oregon.

Code 1, Map 3809-33AB, Tax Lot 13100, 13500 & 13200

"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:

- 1) Covenants, conditions, restrictions, reservations, rights,  
rights of way and easements of record, if any, and apparent  
upon the land.
- 2) Trust Deed, including the terms and provisions thereof,  
recorded December 7, 1983 in Book M-83, page 20929, in  
favor of State of Oregon, by and through the Director of  
Veterans' Affairs, which Trust Deed the Grantee herein  
agrees to assume and pay according to the terms contained  
therein.,

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  
\$40,000.00.

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 20th day of August, 1993.

Harold D. Hedrick  
HAROLD D. HEDRICK

Shirley J. Hedrick  
SHIRLEY J. HEDRICK

STATE OF NEVADA, County of Washoe )ss.

On August 24, 1993, personally appeared the above  
named HAROLD D. HEDRICK and SHIRLEY J. HEDRICK and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]

Notary Public for Nevada

My Commission Expires: Feb. 16, 1997



TYRA L. WIPF  
Notary Public - Nevada  
Washoe County  
My appt. exp. Feb. 16, 1997

08-31-030340 REV0

22148

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 31st day  
of Aug. A.D., 19   at 3:40 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 22147.  
By Evelyn Biehn County Clerk

FEE \$35.00