

79463

04-21-94A09:25 RCVD

MOUNTAIN TITLE COMPANY

Vol m94 Page 11837

WARRANTY DEED  
MTC 37464 HF

KNOW ALL MEN BY THESE PRESENTS, That  
JEFFREY S. TIEDEMANN and CHRISTINA A. TIEDEMANN, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
MAUREEN D. OSBORNE, A MARRIED WOMAN \_\_\_\_\_, 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:

The Southeasterly 19 feet of Lot 2 and the Northwesterly 51 feet of Lot  
3, Block 10, ELDORADO ADDITION to the City of Klamath Falls, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."  
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

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 \$ 87,500.00  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
See ORS 33.030.

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 18th day of April, 19 94 ;  
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.

STATE OF OREGON, )  
County of KLAMATH ) ss.  
April 18, 19 94 .

Jeffrey S. Tiedemann  
Christina A. Tiedemann  
CHRISTINA A. TIEDEMANN

Personally appeared the above named \_\_\_\_\_  
JEFFREY S. TIEDEMANN  
CHRISTINA A. TIEDEMANN

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

Before me: Helen M. Fink  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_



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)

JEFFREY S. TIEDEMANN and CHRISTINA A. TIEDEMANN

200 Dahlia Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
MAUREEN D. OSBORNE  
200 DAHLIA STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
MAUREEN D. OSBORNE  
PO Box 147  
TULE LAKE, CA 96134

Grant a change in registered all tax statements shall be sent to the following address

MAUREEN D. OSBORNE  
200 DAHLIA STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 21st  
day of April, 19 94 ,  
at 9:25 o'clock A.M. and recorded  
in book M94 on page 11837 or as  
file/reel number 79463 .

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Debbie Mulendore Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY