



WARRANTY DEED

ATE #02042153

AFTER RECORDING RETURN TO:
MR. & MRS. ARTHUR BICKNELL2926 Dove St.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEKENNETH J. WILLIAMS and JULIA K. WILLIAMS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ARTHUR D. BICKNELL
and MARGARET A. BICKNELL, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of,
State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
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 FEETITLE 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 30.390."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 the Contract to Oregon Department of Veterans Affairs first
recorded July 3, 1985, in Book M-85, page 16285 which Grantee
herein agrees to assume and pay and the Note and Trust Deed in
favor of Bobby D. Randall and Mary J. Randall, recorded in Book
M-93, Page 28167 recorded October 26, 1993, which Grantee herein
also agrees to assume and pay, 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
\$54,000.00.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 1st day of September 1994.Kenneth J. Williams
KENNETH J. WILLIAMSJulia K. Williams
JULIA K. WILLIAMS

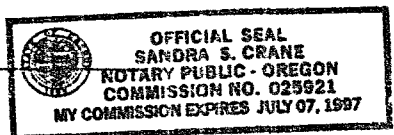
STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 1st
day of September, 1994, by KENNETH J. WILLIAMS and JULIA K.
WILLIAMS.Before me: Sandra S. Crane
Notary Public for OREGON
Commission No. 025971

My Commission Expires: July 7, 1997



13 MB

EXHIBIT "A"

Beginning at a point in the Easterly line of Tract 37 of HOMEDALE, in the County of Klamath, State of Oregon, which point is South 100.43 feet along said line from the Northeasterly corner of said Lot, and running thence Westerly, parallel with the North line of said Lot 37, to the Westerly line of said Lot 37; thence Southeasterly along the said Westerly line to the Southwest corner of said Lot 37; thence East along the South line of said Lot 37; a distance of 334.07 feet to the Southeast corner of said Lot; thence North along the West line of First Avenue a distance of 66 feet, more or less to the place of beginning.

SAVING AND EXCEPT THEREFROM that portion conveyed to Klamath County for road purposes by deed recorded on Page 35 of Volume 80 of Deed Records of Klamath County, Oregon.

ALSO LESS AND EXCEPT THEREFROM that portion conveyed to Klamath County by deed recorded in Book 124 at Page 214, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-11BA TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of Sept. A.D., 19 94 at 11:02 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 27587

FEE \$35.00

By Evelyn Biehn County Clerk

By [Signature]