

WARRANTY DEED

ASPEN TITLE DEED NO. 05042802

AFTER RECORDING RETURN TO:
MR. & MRS. MARK GREGORY BEDDOE
130 DONALD
KLAMATH FALLS, OREGON 97601

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

DIRK ANDERSEN AND HEIDI ANDERSEN, hereinafter called GRANTOR(S),
convey to MARK GREGORY BEDDOE AND CHERYL ANNE BEDDOE,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 50 of PARK, a subdivision of vacated portion of Buena
Vista and Fairview No. 2 Addition to the City of Klamath Falls,
in the County of Klamath, State of Oregon.

CODE: MAP 3809-2903, X LOT 9400

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROPRIATE 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 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
\$3,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor
this 2nd day of February, 1995

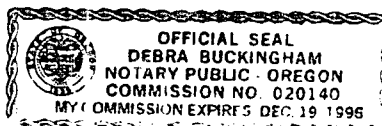
Dirk Andersen
DIRK ANDERSEN

as executed this instrument

Heidi Andersen
HEIDI ANDERSEN, BY DIRK ANDERSEN
HER ATTORNEY IN FACT

STATE OF OREGON)

County of Klamath)



The foregoing instrument was acknowledged before me this 2nd day
of February, 1995, by Dirk Andersen for himself and as
Attorney in Fact for Heidi Andersen.

Before me: Debra Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-96

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STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____ Title co _____ the _____ 27th day
of _____ Feb _____ A.D., 19 _____ 95 at _____ 3:26 _____ o'clock _____ P. M., and duly recorded in Vol. _____ M95
of _____ Deeds: _____ on Page: _____ 4364

FEE \$35.00

By _____ Bernetha G. Letsch, County Clerk