



WARRANTY DEED

#01042978

AFTER RECORDING RETURN TO:

DOUGLAS P. BREIDENTHAL
MELANIE R. BREIDENTHAL915 N. 7TH ST
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VIVIAN BOGLE and SANDRA CARSTENS, who acquired title as SANDRA WOOD and MARTHA NEWMAN, hereinafter called GRANTOR(S), convey(s) to DOUGLAS P. BREIDENTHAL and MELANIE R. BREIDENTHAL, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6 and that part of Lot 7, Block 15, FIRST-ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7; thence Northeasterly along the Northwestern line of Lot 7 a distance of 27 feet to a point; thence Southeasterly parallel to the line between Lots 6 and 7 a distance of 50 feet to a point; thence Southwesterly parallel to the Northwestern line of said Lot 7 a distance of 27 feet to a point on the line between said Lots 6 and 7; thence Northwestern along said line a distance of 50 feet to the point of beginning.

CODE 1 MAP 3809-29CD-TL 11300

"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 30.390."

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, contracts and/or liens for irrigation and/or drainage,

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 \$35,000.00.

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 8th day of March, 1995.

Vivian Bogle
VIVIAN BOGLE

Sandra Carstens
SANDRA CARSTENS

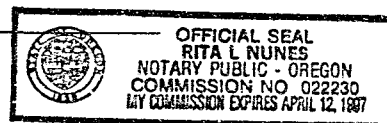
Martina Newman
MARTHA NEWMAN

STATE OF OREGON)

County of Douglas) ss.

The foregoing instrument was acknowledged before me this 10th day of March, 195, by SANDRA CARSTENS.

Before me: Rita J. Nunes
Notary Public for Oregon
My Commission Expires: 4-12-97

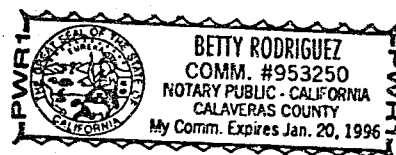


STATE OF CALIFORNIA)
COUNTY OF Calaveras) ss.

On March 9th, 1995, before me, Betty Rodriguez, personally appeared MARTHA NEWMAN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Betty Rodriguez
My commission expires: January 20, 1996



STATE OF CALIFORNIA)
COUNTY OF Stanislaus) ss.

On March 8th, 1995, before me, Victoria B. Shea, personally appeared VIVIAN BOGLE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Victoria B. Shea
My commission expires: 31 March 95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day of March A.D., 19 95 at 3:26 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 6169.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Lynette Rustag

RECORDED

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