



06-20-95P03:52 RCVD

## WARRANTY DEED

#01043348  
AFTER RECORDING RETURN TO:

MICHAEL WILLIAM BECKER  
TANGELEE BUSHMAN  
3520 HILYARD AVENUE  
KLAMATH FALLS, OR 97603

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

GUSTEL H. BERNHARD, hereinafter called GRANTOR(S), convey(s) to MICHAEL WILLIAM BECKER and TANGELEE BUSHMAN, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Lots 19 and 20, Block 5, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of said Lot 20, which point is distant 75 feet Easterly from the Northwest corner thereof; thence Southerly at right angles to the Northerly line of Lot 20, 214.7 feet, more or less, to a point on the Southerly line of aforesaid Lot 19; thence Easterly along the Southerly line of Lot 19, 75 feet; thence Northerly at right angles to the Southerly line of Lot 19, 214.7 feet, more or less, to a point on the Northerly line of said Lot 20; thence Westerly 75 feet along the Northerly line of Lot 20 to the point of beginning.

LESS AND EXCEPT any portion lying within Hilyard Avenue.

CODE 41 MAP 3909-10AB TL 3400

"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,

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 \$50,000.00.

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 14th day of June, 1995.

Gustel H. Bernhard  
GUSTEL H. BERNHARD

STATE OF OREGON                    )  
  )ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 20th day of June, 1995, by GUSTEL H. BERNHARD.

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