

NA

BARGAIN AND SALE DEED

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22875

MTC 38921W

KNOW ALL MEN BY THESE PRESENTS, That Bill Bedient and Sabrina Wichard who acquired title as Sabrina Wichard, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William J. Bedient and Sabrina A. Bedient, husband and wife, hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Please see attached Exhibit "A" which is made a part of this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than money

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

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 8th day of August, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

William J. Bedient  
Bill Bedient aka William J. Bedient  
Sabrina Wichard  
Sabrina WICHARD now known as Sabrina A. Bedient

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August, 1996, by William J. Bedient and Sabrina A. Bedient

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,



Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Bill Bedient and Sabrina Wichard

P.O. Box 674  
Chiloquin, OR 97624  
Grantor's Name and Address

William and Sabrina Bedient

P.O. Box 674  
Chiloquin, OR 97624  
Grantee's Name and Address

After recording return to (Name, Address, Zip):

William and Sabrina Bedient

P.O. Box 674  
Chiloquin, OR 97624

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

A portion of Lot A of the Re-Subdivision of ENTERPRISE TRACT NO. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of Lot A of the Subdivision of ENTERPRISE TRACT NO. 24, Klamath County, Oregon, 750 feet South of the Northwest corner of said Lot A; thence South along the West line of said Lot A, 75 feet; thence East 299.5 feet; thence North 75 feet; thence West 299.5 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 8th day  
of August A.D., 19 96 at 3:49 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 24347.

FEE \$35.00

Bernetha G Letsch, County Clerk

By 