



## KLAMATH COUNTY TITLE COMPANY

K-50030-D

STATUTORY WARRANTY DEED  
(Individual or Corporation)

Kermit D. Hultgren and Lillie A. Hultgren

conveys and warrants to Bart J. Beckman and Marian C. Breda, not as tenants in common but , Grantor,  
with rights of survivorship  
 the following described real property in the County of Klamath , Grantee,  
 and State of Oregon.

Lot 4 in Block 4 of First Addition to Kelene Gardens, according  
 to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

97 JAN 17 P 3:20

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 13th day of January 19 97 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Kermit D. Hultgren  
 Kermit D. Hultgren

X Lillie A. Hultgren  
 Lillie A. Hultgren

STATE OF CA OREGON, County of Monterey )ss.

The foregoing instrument was acknowledged before me  
 this 14th day of Jan 19 97

By Kermit D. Hultgren and  
Lillie A. Hultgren

G.R. Canhamille

Notary Public for Oregon CA  
 My commission expires: 4/27/00

After recording return to:

Bart J. Beckman/4847 DARWIN PLACE  
 Marian C. Breda/KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS ABOVE

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

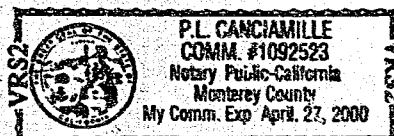
The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 17th day  
of January A.D., 19 96 at 3:20 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 1577

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Row

