



57082

'98 APR 27 P3:21 Vol. M98 Page 13880

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. 05041336
AFTER RECORDING RETURN TO:

B. K. BAGWELL

5633 Idle Residence
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 27th day of April A.D., 1998
at 3:21 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 13880

Bernetha G. Letsch, County Clerk

By Kathleen Rossi

Fee, \$30.00

Deputy.

DONALD O. BIEBER AND GLENDA A. BIEBER, hereinafter called
GRANTOR(S), convey(s) to B. K. BAGWELL hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:Lots 3, 4 and 5, Block 215 MILLS SECND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TAX LOT 500, 400, 300

"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
\$124,000.00.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 17th day of March 1994.Donald O. Bieber
DONALD O. BIEBERGlenda A. Bieber
GLENDA A. BIEBERHawaii:
STATE OF OREGON)County of Honolulu) ss.The foregoing instrument was acknowledged before me this 17th
day of March, 1994, by DONALD O. BIEBER AND GLENDA
A. BIEBER.Before me: Ronald L. Dauder
Notary Public for State of Hawaii
Commission No. None
My Commission Expires: 11/28/95