

74203

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99 FEB -4 P3:37

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen
TITLE & ESCROW, INC.

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bridger

4323 SUMMIT AVE.Klamath Falls OR 97603the 4th day of February A.D., 1999
at 3:37 o'clock P. M., and duly recorded
in Vol. M99, of Deeds on Page 4306

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Russ, Deputy

Fec, \$30.00

Sheila Fontaine Traver, who acquired title as Sheila Fontaine
Leannbery, hereinafter called GRANTOR(S), convey(s) to Jeffery
A. Bridger and Cindy L. Bridger, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:LOT 11, BLOCK 1, BAYDON PARK, IN THE COUNTY OF KLAMATH, STATE
OF OREGON.

TAX ACCOUNT NO.: 041-3909-0143A-02100 KEY NO.: 571045

Job
CLB
"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 cash and actual consideration for this transfer is
\$100,000.00.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 4th day of February 1999.Sheila Fontaine Traver
SHEILA FONTAINE TRAVER

STATE OF OREGON, County of Klamath)ss.

FEBRUARY 2nd, 1999.Personally appeared the above named Sheila Fontaine Traver who
acknowledged the foregoing instrument to be her voluntary act
and deed.Before me, Trisha L. Powell
Notary Public for Oregon
My Commission Expires: 10/4/2000