

200 NOV -7 PM 3:22

MTL S2462-LB  
WARRANTY DEED

Vol M00 Page 40388

WILLIAM J. BEDIENT AND SABRINA BEDIENT WHO ACQUIRED TITLE AS SABRINA WICHARD, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SETH HARTMAN and GLORIA HARTMAN, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot C in Block A of NICHOLS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the adjacent portion of vacated alley way inured thereto by City Ordinance No. 2040 recorded February 25, 1953 in volume 297, page 579, Deed Records of Klamath County, Oregon.

ACCT3809029DC10600

KEY #370645

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: TRUST DEED DATED NOVEMBER 9, 1984 AND RECORDED NOVEMBER 20, 1984, IN VOLUME M84, PAGE 19610, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF OLGA B. MARTIN AND NORMAN F. LARSON, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SUIVIVORSHIP, AS BENEFICIARY. BARGAIN AND SALE DEED, DATED MARCH 22, 1994, AND RECORDED APRIL 7, 1994, IN VOLUME M94, PAGE 10273, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF NORMAN F. LARSON AND DOROTHY A. LARSON CO-TRUSTEES OF THE LARSON FAMILY TRUST, DATED MARCH 23, 1994, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3630 CREST STREET, KLAMATH FALLS, OR 97603

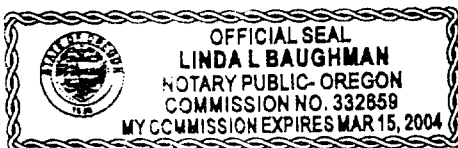
Dated this 7 day of November, 2000.

William J. Biedent  
WILLIAM J. BEDIENT

Sabrina Biedent  
SABRINA BEDIENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 7, 2000 by  
WILLIAM J. BEDIENT AND SABRINA BEDIENT.



Linda L. Baughman  
(Notary Public for Oregon)

My commission expires 3-15-04

ESCROW NO. MT52462-LB

Return to:  
SETH HARTMAN  
3630 CREST STREET  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 11/07/00, at 3:22 p m.  
In Vol. M00 Page 40388  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00 M