

'01 APR 30 AM 11:41

WARRANTY DEED

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STEVEN W. BARDELL and KARIN C. BARDELL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RAYMOND F. VALLIER and BARBARA L. VALLIER, husband and wife,  
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 55 IN BLOCK 2 OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

2310-035BO-05100-000

KEY CODE#138345

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:  
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 13,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 41895 HOLDEN CREEK LANE, SPRINGFIELD, OR 97478

Dated this 20 day of April, 2001.

Steven W. Bardell

STEVEN W. BARDELL

Karin C. Bardell

KARIN C. BARDELL



State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on April 20, 2001 by  
STEVEN W. BARDELL AND KARIN C. BARDELL.

Jessica L. Grell  
(Notary Public for Oregon)

My commission expires May 12, 2003

ESCROW NO. BT034258VR

Return to:  
RAYMOND F. VALLIER  
41895 HOLDEN CREEK LANE  
SPRINGFIELD, OR 97478

State of Oregon, County of Klamath  
Recorded 04/30/01, at 11:41 a. m.  
In Vol. M01 Page 19199  
Linda Smith,  
County Clerk Fee \$ 21.00

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