



MTC 58819-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

SORIN ROTAR1817 BENSON AVENUEKLAMATH FALLS, OR 97601

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

SORIN ROTAR1817 BENSON AVENUEKLAMATH FALLS, OR 97601Escrow No. MT58819-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 12/06/2002 3:05 p m.Vol M02, Pg 70968

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 6 PM3:05

WARRANTY DEED**JOHN L. BIENIA and SANDRA A. BIENIA, as tenants by the entirety,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SORIN ROTAR and MARIA ROTAR, as tenants by the entiretyGrantee(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:

**Lots 13, 14, 15 and 16, Block 28, MOUNTAIN VIEW 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.**

KEY #172672**3809-020DD-02000-000**

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.

The true and actual consideration for this conveyance is \$ **185,000.00.**

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 11th day of November, 2002.

John L. Bienia
JOHN L. BIENIASandra A. Bienia
SANDRA A. BIENIAState of OregonCounty of Klamath

This instrument was acknowledged before me on November 11, 2002 by JOHN
L. BIENIA AND SANDRA A. BIENIA.

Kristil Redd
(Notary Public)My commission expires 11/16/2003