

'03 APR 16 AM 10:52



MTZ-59921 TA

Vol M03 Page 24084

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ELIZABETH A. DIAZ

465 CARTER DRIVE

GRANTS PASS, OR 97526

State of Oregon, County of Klamath

Recorded 04/16/2003 10:52 AM

Vol M03 Pg 24084-85

Linda Smith, County Clerk

Fec \$ 26 # of Pgs 2

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

ELIZABETH A. DIAZ

465 CARTER DRIVE

GRANTS PASS, OR 97526

Escrow No. MT59921-TA

WARRANTY DEED

ROBERT EDGAR BEDAL and CARLENE K. BEDAL and MARLENE K. TURNER, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ELIZABETH A. DIAZ, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

372938

3809-028CC-07300

372947

3809-028CC-07500

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 \$17,600.00. **

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 10th day of April, 2003.

**THIS DOCUMENT IS BEING SIGNED IN TWO COUNTERPARTS EACH OF WHICH IT TO BE CONSIDERED ONE AND THE SAME DOCUMENT.

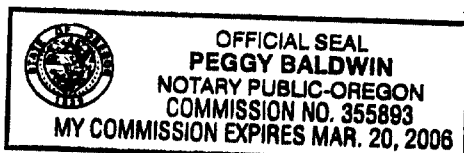
ROBERT EDGAR BEDAL

CARLENE K. BEDAL

Marlene K. Turner
MARLENE K. TURNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on APRIL 10th, 2003 by ~~ROBERT EDGAR BEDAL, CARLENE K. BEDAL~~ and MARLENE K. TURNER.



Peggy Baldwin
(Notary Public for Oregon)

My commission expires MARCH 20, 2006

42600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Southeasterly 33 feet of Lot 7; Lot 8 EXCEPT the Easterly 25X50 feet thereof as described in Warranty Deed recorded in Volume 114, Page 455; all of Lots 9 and 10, Block 58, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2:

Lots 11, 12 and 13, Block 58, and the following described portion of Lot 8, Block 58:

Beginning at the most Easterly corner of said Lot 8; thence Northwesterly along the Southwesterly line of Michigan Avenue 25 feet; thence Southwesterly at right angles to Michigan Avenue 50 feet; thence Southeasterly and parallel to Michigan Avenue 25 feet to the Southerly line of said Lot 8; thence Northeasterly along the Southerly line of said Lot 8, 50 feet to the point of beginning.

All in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING FROM Lots 12 and 13 that portion thereof in Main Street and Michigan Street.