

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

03 DEC 18 AM 11:34

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Grantor's Name and Address

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After recording, return to (Name, Address, Zip):

OC: RAY BIDEGARY
2153 HARVARD
KLAMATH FALLS, OR.

Grantor's Name and Address

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SARAS Bhatta

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/18/03 11:34 a.m.
Vol M03 Pg 91893
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WESLEY E. SINE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND G. BIDEGARY AND JANET L. BIDEGARY, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 12 and 13, Block 3, IDLEREST, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Covenants, Conditions, Reservations, Restrictions, Rights, Rights of Way and Easements of Record, if any, and those apparent on the land.

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration.

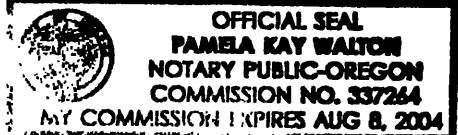
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 12-18-03; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

[Signature]

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on 12-18-03
by Wesley E. Sine
This instrument was acknowledged before me on
by
as
of



Pamela Kay Walton
Notary Public for Oregon
My commission expires 8-8-04

21/