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04 FEB 18 PM 3:54

Hedelman Family Trust

Vol M04 Page 09470

Grantor's Name and Address  
David HedelmanState of Oregon, County of Klamath  
Recorded 02/18/2004 3:54 p m  
Vol M04 Pg 9470-71  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2SPACE RESERVED  
FOR  
RECORDER'S USE

Grantee's Name and Address

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

David Hedelman  
1157 McClellan Dr  
Klamath Falls OR 97603

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

David Hedelman  
1157 McClellan Dr  
Klamath Falls OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Sidney Hedelman, Trustee for the Hedelman Family Trust hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David Hedelman & Patricia Hedelman, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in \_\_\_\_\_ County, State of Oregon, described as follows, to-wit:

## MOUNTAIN TITLE COMPANY

82075

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. HORAK and JUDY K. HORAK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SIDNEY HEDELMAN and FRANCINE HEDELMAN, Trustees for the HEDELMAN FAMILY TRUST, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land lying in the NE 1/4 SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, as follows:

Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 00°16' West 205.85 feet from the Southeast corner of said First Addition to Moyina; thence North 00°16' West 85.85 feet, along the Easterly line of said First Addition to Moyina, to a point; thence North 89°44' East 120.00 feet to a point; thence South 00°16' East 85.85 feet to a point; thence South 89°44' West 120.00 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 Date 2/12/04; 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.

Sidney Hedelman  
Sidney Hedelman, Trustee for  
the Hedelman Family Trust

California  
STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Sidney Hedelman  
as Trustee  
of The Hedelman Family Trust

Notary Public for Oregon California  
My commission expires \_\_\_\_\_

ALL-PURPOSE ACKNOWLEDGMENT-CALIFORNIA ONLY

State of California

09471

County of Marin

On February 12, 2004 before me, Stephanie Wong, Notary Public,  
DATE personally appeared Sidney Hedelman  
NAMES(S) OF SIGNER(S)

☐ personally known to me - OR -

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(SEAL)



WITNESS my hand and official seal.

Steph

SIGNATURE OF NOTARY PUBLIC

Description of Attached Document (OPTIONAL)

Title or Type of Document: Bargain and Sale Deed Convey to David & Patricia Hedelman

Document Date: February 12, 2004 Number of Pages: 02

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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