

94731

Vol. 74 Page

14534

WARRANTY DEED

A-25224

STEPHEN D. BERGSTROM and KATHLEEN BERGSTROM, husband and wife, Grantors convey and warrant to BEN F. MITCHELL, Grantee, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth:

Lot 17 in Block 13 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rules, regulations and assessments of South Suburban Sanitary District;
3. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st. Add. to Moyina Imp. Dist., any unpaid charges or assessments in connection therewith;
4. Easement, including the terms and provisions thereof, given by P. C. Carlson, to The California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, in Deed Volume 128, page 267, records of Klamath County, Oregon;
5. Reservations and restrictions contained in the dedication of Tract 1003, (Third Addition to Moyina) as follows: "... said plat subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."
6. Trust Deed, including the terms and provisions thereof, executed by Stephen D. Bergstrom and Kathleen Bergstrom, husband and wife, as grantors to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated March 30, 1973, recorded April 12, 1973, in Volume M73, page 4331, Microfilm records of Klamath County, Oregon, to secure the payment of \$21,500.00, which Trust Deed Grantee expressly agrees to assume and pay as the same becomes due.

The true and actual consideration paid for this conveyance is \$27,900.00.

WITNESS Grantors' hands this 8 day of November, 1974.

Stephen D. Bergstrom

Kathleen Bergstrom

WARRANTY DEED, PAGE ONE.

RECEIVED
NOV 12 1974
12:20 PM

14535

STATE OF NORTH DAKOTA

County of William

ss.

Personally appeared STEPHEN D. BERGSTROM and KATHLEEN BERGSTROM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Daniel Heide
NOTARY PUBLIC FOR NORTH DAKOTA
My Commission Expires: July 17, 1977

DANIEL HEIDE
Notary Public, WILLIAMS CO., N. DAK.
My Commission Expires JULY 17, 1977

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

1st Federal 534 Alameda K. Falls

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 12th day of NOVEMBER A. D., 1974
at 12:20 o'clock PM, and duly
recorded in Vol. M 74 of DEEDS
Page 14534

WM. D. MILNE, County Clerk
Fee \$ 4.00 By Hayden Deputy.

AFTER RECORDING RETURN TO:

Ben Mitchell
1039 Tamera Dr
K. Falls

WARRANTY DEED, PAGE TWO.