

A-27924

21073

WARRANTY DEED

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Unless a change is requested, all tax statements shall be sent to grantee at the following address:
c/o Dept. of Vet. Affairs, 2150 Studio Rd., NE, Bend, OR 97701

EARNEST ALFRED BERGERON (aka Ernest Alfred Bergeron) grantor, conveys and warrants
to GEORGE H. BAILEY grantee,
the following described real property free of encumbrances except as specifically set forth herein:
State of Oregon, County of Klamath

A parcel of land situated in the N1/2NW1/4SW1/4 of Section 16, Township
23 South, Range 10 E.W.M., more particularly described as follows:

Beginning at the West quarter corner of said Section 16; thence South
along the West line of said Section 16 a distance of 312.0 feet to the
Northwest corner of parcel described in Deed Volume M69 page 6733,
Microfilm records of Klamath County, Oregon; thence East along the North
line of said parcel a distance of 312.0 feet to the Northeast corner
thereof; thence North along the West line of parcel described in Deed
Volume M66 page 9785, a distance of 312.0 feet to the North line of the
NW1/4SW1/4 of said Section 16; thence West along said North line a
distance of 312.0 feet to the point of beginning. SAVING AND EXCEPTING
the North 30 feet reserved for roadway.

SUBJECT TO:

- 1) Taxes for 1976/77 are now a lien but not yet payable.
- 2) Rights of the public in and to any portion of the herein described
premises lying within the limits of any roads or highways.
- 3) Easement from ingress and egress over the West 20 feet as reserved
in deed from Pauline Bergeron and Ernest A. Bergeron, her husband, to
Eugene V. Davenport and Helen I. Davenport, husband and wife, dated
July 21, 1969, recorded August 4, 1969 in Volume M69 page 6733, Micro-
film records of Klamath County, Oregon.

The true consideration for this transfer is \$20,000.00

DATED October 29, 1976

Ernest Alfred Bergeron
Ernest Alfred Bergeron (aka Ernest Alfred Bergeron)

STATE OF OREGON, County of Deschutes

ss: October 29, 1976

Personally appeared the above named EARNEST ALFRED BERGERON (aka Ernest Alfred Bergeron)
and acknowledged the foregoing instrument to be his voluntary act.
Before me:

Don S. Koppen
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-4-80

RECORD and RETURN TO: Gray, Fancher, Holmes & Hurley, Attorneys at Law, DESCHUTES COUNTY TITLE CO.,
1044 N.W. Bond Street, Bend, Oregon 97701 P. O. BOX 323
BEND, OREGON 97701

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 2nd day of November
1976 at 3:14 O'clock P.m. and recorded in Book M 76 on page 17402 Record of
Deeds of said County.

WM. D. MILNE
County Clerk
FEE \$ 3.00

Hazel Drazic
Deputy