

63222

MT 7380-L
WARRANTY DEEDVol. ^m 79

Page

4561

KNOW ALL MEN BY THESE PRESENTS, That D. C. Morrow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph W. Bergstrom, Jr. and Mary Jo Bergstrom, Husband and Wife, 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:

Lots 13 and 15 of SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Agreement dated January 25, 1924, recorded February 15, 1924 in Volume 63, page 460, Deed Records of Klamath County, Oregon, concerning the operation of dam, and control of water levels of Upper Klamath Lake.

Reservations and restrictions as contained in plat dedication: Building and Use Restrictions, including the terms and provisions thereof,

dated and recorded September 18, 1959 in Deed Volume 315, page 682, Records of Klamath County, Oregon (Affecting Lot 15,); and also dated July 8, 1966 and recorded in Volume M66, page 6921, Microfilm Records of Klamath County, Oregon (Affecting Lot 13).

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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 none, except as stated above or those apparent upon the land, if any, as of the date of this deed.

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 paid for this transfer, stated in terms of dollars, is \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 15 day of January, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

+ D. C. Morrow
D. C. Morrow

STATE OF CALIFORNIA

COUNTY OF Del Norte

On this 15th day of January, 1979,

ss.

(INDIVIDUAL)

County, personally appeared Clinton D. Morrow

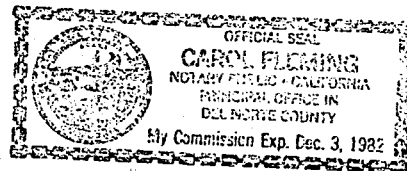
D. C. Morrow

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Witness my hand and official seal.

Carol Fleming
Notary Public in and for said County and State

Carol Fleming
Name (Typed or Printed)



3403(1/72)

(This area for official notarial seal)

D. C. Morrow

GRANTOR'S NAME AND ADDRESS

Ralph W. Bergstrom and Mary Jo Bergstrom

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ralph W. Bergstrom and Mary Jo Bergstrom
380 White Oak Circle
Medford, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ralph W. Bergstrom and Mary Jo Bergstrom
380 White Oak Circle
Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 1st day of March, 1979, at 2:25 o'clock P. M., and recorded in book M79 on page 4561 or as file/reel number 63222, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Bernice A. Hirsch Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY

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