

35-194686-D
73010

WARRANTY DEED (INDIVIDUAL)

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DUANE BERG AND SUSAN BERG, husband and wife

WILLIAM E. NIDEVER AND MAUREEN L. NIDEVER, hereinafter called grantor, convey(s) to husband and wife

of KLAMATH, State of Oregon, described as:

Lot 10, Block 1, FERNDAL, in the County of Klamath, State of Oregon.

SUBJECT TO: Taxes for the year 1979-80 are now a lein but not yet due and payable.

Regulations to the City of Klamath Falls.

Restrictions if any as shown on the recorded plat ot Ferndale.

Utility easement as delineated on the recorded plat along back 16 feet of each lot.

Set back provisions as delineated on the recorded plat, 25 feet from the font line lot and 20 feet from side street line.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

that which stated above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 48,500.00.

Dated this 27 day of August, 19 79.

Duane Berg
DUANE BERG

Susan Berg
SUSAN BERG

STATE OF OREGON, County of KLAMATH) ss.

27 DAY OF AUGUST, 19 79 personally appeared the above named Duane Berg Susan Berg and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/1/83

Notary Public for Oregon

My commission expires:

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BERG
TO
NIDEVER

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

Department of Veterans
1255 Ferry St
Salem, Ore 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of August, 1979, at 3:53 o'clock P.M. and recorded in book M79 on page 20408 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. H. H.

Fee \$3.50

Deputy