

99061

T/A #1095-1
WARRANTY DEED (INDIVIDUAL) Vol. M81 Page 7748

VINCENT C. BERGAN and PAMELA A. BERGAN, husband and wife

JEANNETTE F. KERNS

, hereinafter called grantor, convey(s) to
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 2 in Block 30 of HOT SPRINGS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, dated October 11, 1977 and recorded October 11, 1977 in Book M77 at page 19374, Klamath County Records, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantee herein agrees to assume and pay according to the terms as contained therein.

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

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 \$ 49,500.00 *

**

Dated this 27th day of April, 19 81.

Vincent C. Bergan
Pamela A. Bergan

STATE OF OREGON, County of Klamath) ss.

On this 30th day of April, 19 81 personally appeared the above named
Vincent C. Bergan and Pamela A. Bergan and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Marlene L. Addington
Notary Public for Oregon
My commission expires: March 22, 1985

* 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)

TO

After Recording Return to: 4 Tapes
Jeannette F. Kerns
2044 Earle St.
Klamath Falls, OR
97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record
on the 1st day of May, 19 81
at 11:09 o'clock A.M. and recorded in book M81
on page 7748 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra A. Jensen Deputy
Title

Fee \$3.50