

5759

T/A #M-38-1409-6  
WARRANTY DEED (INDIVIDUAL)

Vol. M-8/ Page 18612

DELBERT E. EAYRS

, hereinafter called grantor, convey(s) to  
MARTIN T. BERGAN and MARGIE N. BERGAN, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

A tract of land in the Northeast Quarter of the Northwest Quarter,  
of Section 9, Township 39 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly described as  
follows:

Beginning at a point on the North-South center line of said Section 9,  
which bears South 0° 06' West, a distance of 821.5 feet from the one-  
quarter section corner common to Sections 4 and 9, said Township and  
Range; thence continuing along said center section line South 0° 06'  
West, 165.0 feet; thence leave said center section line South 89° 55'  
West, 655.1 feet; thence parallel to said center section line North  
0° 06' East, 165.0 feet; thence North 89° 55' East, 655.1 feet to the  
point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
See 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 \$ 98,000.00 \*

Dated this 12th day of October, 19 81.

*Delbert E. Eayrs*

STATE OF OREGON, County of Klamath ) ss.

On the 12th day of October

Delbert E. Eayrs

, 19 81 personally appeared the above named  
and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

*Dorlene P. Addington*

Notary Public for Oregon

My commission expires: 3-22-85

\* 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: *Tapes*  
Mr. & Mrs. Martin T. Bergan  
2413 Pine Grove Road  
Klamath Falls, OR 97601

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Mallory Water District.
3. Right of way, including the terms and provisions thereof, between C. E. Dunn, a single man, and Pacific Power and Light Company, dated July 15, 1958, recorded July 23, 1958, in Deed Volume 301, page 222, Records of Klamath County, Oregon, for electric transmission and distribution.
4. Right of way, including the terms and provisions thereof, between C. E. Dunn, et al., and Pacific Power and Light Company, dated June 22, 1960, recorded June 24, 1960 in Deed Volume 322, page 248, Records of Klamath County, Oregon, for electric distribution and transmission on the Easterly 25 feet.
5. Reservation as set forth in Deed recorded March 1, 1963 in Deed Volume 343 at page 412, Records of Klamath County, Oregon, as follows: "Subject to a 25 foot easement along the West side of said tract for road, utilities, fire control, etc. and any other easements or rights of way of record or those apparent on the land."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.this 26th day of October A. D. 1981 at 11:05 clock A.M., andduly recorded in Vol. M-81, of Deeds on Page 18602

EVELYN BIEHN, County Clerk

By 

Fee \$8.00