

9263

## WARRANTY DEED (INDIVIDUAL)

Vol. M82 Page 2061

Bernard Spera also known as Bernard J. Spera, Jr.  
Sig Van Den Berg and Toni Van Den Berg, hereinafter called grantor, convey(s) to  
Klamath, State of Oregon, described as: all that real property situated in the County

PARCEL 1: LOTS 14 and 15 Block 6 INDUSTRIAL ADDITION TO THE CITY OF  
 KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON

PARCEL 2: LOTS 5 and 6 Block 10 ORIGINAL TOWN OF LINKVILLE, City  
 of Klamath Falls, County of Klamath, State of Oregon

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as shown on Exhibit "A" Attached hereto and made a part hereof

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

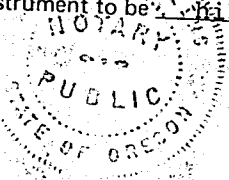
The true and actual consideration for this transfer is \$ 545,000.00 \*

Dated this 11th day of January, 1982.

Bernard Spera  
 Bernard Spera, also known as  
 Bernard J. Spera, Jr.

STATE OF OREGON, County of Klamath ) ss.

January 11, 1982 personally appeared the above named  
Bernard Spera also known as Bernard J. Spera, Jr. and acknowledged the foregoing  
 instrument to be his voluntary act and deed.



Before me:

Mary Ann O'Leary  
 Notary Public for Oregon

My commission expires: 11/16/84

- \* 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)

BERNARD SPERA

TO

SIG VAN DEN BERG AND  
TONI VAN DEN BERG

After Recording Return to:

MR/MRS SIG VAN DEN BERG  
 424 Myra Way  
 San Francisco, CA 94127

MAIL TAX STATEMENTS TO SAME AS  
 ABOVE

Form No. 0-960  
 (Previous Form No. TA 16)

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 11th day of January, 1982,  
 at 11 o'clock AM and recorded in book 111  
 on page 111 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Mary Ann O'Leary Title  
 Deputy

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Unrecorded contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,  
 Dated : February 8, 1972  
 Vendor : Richard B. Stone and Mildred C. Stone  
 Vendee : Allie Hozell Brackin and Renate Charlotte Brackin,

as disclosed by the following assignment.

The vendees interest in said contract was assigned by instrument as to an undivided  $\frac{1}{2}$  interest to Abdul Mohamed,

Dated : May 16, 1973

Recorded : January 22, 1974 Book: M-74 Page: 714

The vendees interest of Renate Charlotte Brackin was acquired by instrument

Dated : October 31, 1974

Recorded : May 30, 1975 Book: M-75 Page: 6044

By : Allie Hozell Brackin

A corrected assignment of Contract was recorded May 30, 1975 in Volume M-75, page 6065 to correct Volume M-74, page 714, Microfilm Records.

All the vendees interest in said contract was assigned by instrument

Dated : March 1, 1976

Recorded : March 2, 1976 Book: M-76 Page: 2906

To : Robert L. Nunn and Wilma L. Nunn

## (PARCEL 1)

3. Agreement, including the terms and provisions thereof,  
 Dated : September 22, 1977  
 Recorded : September 26, 1977 Book: M-77 Page: 18034  
 Vendor : Robert L. Nunn and Wilma L. Nunn  
 Vendee : Van Edward Flury  
 Vendee's interest in said contract was assigned by instrument  
 Dated : May 17, 1978  
 Recorded : May 19, 1978 Book: M-78 Page: 10530  
 To : Frances K. Schulte (1/3rd) Constance Boykan

## (PARCEL 1)

4. Contract, including the terms and provisions thereof,  
 Dated : May 5, 1978  
 Recorded : May 11, 1978 Book: M-78 Page: 9631  
 Vendor : Van Edward Flury  
 Vendee : Charles F. Justus, Jr. and Shirley A. Justus, husband and wife; and Dennis Davenport and Kay M. Davenport, husband and wife

Vendor's interest in said contract was assigned by instrument

Dated : May 17, 1978

Recorded : May 19, 1978 Book: M-78 Page: 10532

To : Frances K. Schulte (1/3rd), Constance Boykan (1/3rd) and O. Winston Taggart and F. Eloise Taggart, husband and wife(1/3rd)

and was acquired by instrument,

Dated : May 17, 1978

Recorded : May 19, 1978 Book: M-78 Page: 10531

By : Frances K. Schulte; Constance Boykan; and O. Winston Taggart and F. Eloise Taggart, husband and wife

The Vendees interest in said Contract was assigned by instrument,

Dated : March 17, 1980

Recorded : March 24, 1980 Book: M-80 Page: 5534

To : Bernard J. Spera, Jr.

WHICH BUYERS HEREIN ASSUME AND AGREE TO PAY

## (PARCEL 1)

5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$289,000.00  
 Dated : June 5, 1979  
 Recorded : June 6, 1979 Book: M-79 Page: 13212  
 Mortgagor : Bernard Spera  
 Mortgagee : Marion Apartments, a partnership consisting of Frank R. Bogatay and Joann Henzel.

## (PARCEL 2)

WHICH BUYERS HEREIN ASSUME AND AGREE TO PAY



## STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at repose of \_\_\_\_\_this 17 day of Feb. A.D. 19 82 at 3:44 o'clock P.M., and  
duly recorded in Vol. M 82, of Deeds on page 2061

Fee \$12.00

By EVELYN BIEHN, County Clerk  
Joyce Mc New