

33689

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES ANTINK and GENEVIEVE ANTINK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMIE T. BERG and RICHARD W. BERG, not as tenants in common, but with the right of survivorship, 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:

All that portion of the SW 1/4 SW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the Dalles-California Highway.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that

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 \$ 65,000.00

However, the actual consideration consists of any and all other property or value given or promised when the whole consideration is taken into account. (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 17th day of February, 1984; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
February 17, 1984

Personally appeared the above named CHARLES ANTINK and GENEVIEVE ANTINK, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

CHARLES ANTINK

GENEVIEVE ANTINK

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Charles & Genevieve Antink

7812 Leyden Circle
White City, OR 97503

GRANTOR'S NAME AND ADDRESS

Jamie T. Berg and Richard Berg

P.O. Box 54
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. Subject to reservations in Deed from Robert Cheyne and Fannie M. Cheyne, his wife, to John J. Kuhnke and Anna Kuhnke, his wife, recorded December 2, 1931, on page 360 of Volume 94 of Deed Records of Klamath County, Oregon, as follows: "First party reserves the right for an easement for irrigation ditch or ditches to run irrigation water over and across said land to the property lying Southwesterly across the Dalles-California Highway and Southern Pacific Tracks."
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 26, 1978
Recorded: September 28, 1978
Volume: M78, page 21566, Microfilm Records of Klamath County, Oregon
Amount: \$27,500.00
Grantor: Emil Embrey and Elizabeth Embrey, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay the above described Trust Deed in favor of Klamath First Federal Savings and Loan Association.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 17th day of Feb. A.D. 19 84
at 4:38 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00