

TA-26953-7-S

33798

WARRANTY DEED (CORPORATION)

Vol. M84 Page

2817

KLAMATH DEVELOPMENT COMPANY

OREGON

(State of incorporation)

RICHARD C. BERGSTROM and CAROL A. PATZKOWSKY, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 5, Block 3, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

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

SEE ATTACHED EXHIBIT "A"

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 \$ 12,900.00.*

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 17th day of February, 19 84.

(Corporate Seal)

By EJ Shepsiey by L. L. Corbi P.O.A. President

By _____ Secretary

STATE OF OREGON, County of _____) ss.

_____, 19____.

Personally appeared _____ who, being duly sworn, did say that he is the _____ of _____ 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

Official Seal

- * 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 (CORPORATION)

TO

After Recording Return to:

TA - SUE

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"

2818

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways, including public road dedication in Deed Book 46 at page 56, Book 46 at page 57, Book 46 at page 48, which contains reverter provisions, track
2. Reservations for right of way for future pipe lines, roads and railroad contained in deed from Klamath County, Oregon dated August 21, 1946, recorded August 21, 1946 in Book 194 at page 249, Deed Records. (Covers NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 20)
3. Restrictions, set back provisions and utility easements, if delineated on the recorded plat, but omitting restrictions, any, based on race, color, religion or national origin.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 3, 1978 in Book: M-78 Page: 14229.

STATE OF OREGON,

County of Klamath

} ss.

On this the 17th

Lucille Corbin day of February

, 1984 personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for E. J. Shipsey and that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

W. Ardene J. Addington
Notary Public for Oregon.
My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT
Form No. 9-13
(Previous Form No. Form 159)

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 23 day of February A.D., 1984 at 11:02 clock A.M. and duly recorded in Vol M84, of Deeds on page 2817.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by Tom Smith Deputy