

1-1-77 **34164**

WARRANTY DEED

Vol. 1184 Page 3482KNOW ALL MEN BY THESE PRESENTS, That KLAMATH DEVELOPMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD BERGSTROM and CAROL A. PATZKOWSKY, 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:

Lot 5, Block 3, Cedar Trails, Tract 1083, according to the official plat thereof on file in the records of Klamath County, Oregon. Together with an undivided one-third interest in that well, pump and pumphouse located on Lot 5, Block 3, Tract 1083, Cedar Trails, along with access to said well from Lot 5, for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 5, and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Lot 5, whoever he or she may be, contributing to one-third the costs of repairing, maintaining and operation of said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of said Lot 5, shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

(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 easements and restrictions of record or apparent on the face of the land.

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 \$12,900.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$12,900.00. The whole of the above described premises, together with the undivided one-third interest in the well, pump and pumphouse located on Lot 5, Block 3, Tract 1083, Cedar Trails, along with access to said well from Lot 5, for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 5, and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Lot 5, whoever he or she may be, contributing to one-third the costs of repairing, maintaining and operation of said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of said Lot 5, shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.~~

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 23rd 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)

President
KLAMATH DEVELOPMENT COMPANY

STATE OF OREGON,)
County of _____) ss.
_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
February 23rd, 1984

Personally appeared E. J. Shipsey

and

_____ who, being duly sworn, each for himself and not one for the other, did say that he is the president and that the letter is the

of KLAMATH DEVELOPMENT COMPANY, 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:

Notary Public for Oregon

My commission expires: 6/16/84

(OFFICIAL SEAL)

KLAMATH DEVELOPMENT COMPANY

P. O. BOX 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Richard Bergstrom & Carol Patzkowsky

Ashland Star Route

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Bergstrom & Carol Patzkowsky

Ashland Star Route

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Richard Bergstrom & Carol Patzkowsky

Ashland Star Route

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd day of March, 1984, at 1:15 o'clock P.M., and recorded in book/reel/volume No. 1184 on page 3482 or as document/fee/file/instrument/microfilm No. 34164, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela J. Th... Deputy

Fee: \$4.00