

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That S. C. MASTEN and PATRICIA A. MASTEN, husband and wife, hereinafter called the grantor for the consideration herein-after stated, to grantor paid by SYLVESTER A. BERGSTROM and WAUNITA J. BERGSTROM, husband and wife, 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:

A tract of land situated in the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of section 17, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass cap monument in Reeder Road marking the $S\frac{1}{4}$ corner of said section 17; thence N $00^{\circ} 07' 58''$ E along the west line of the $SE\frac{1}{4}$ of said section 17 310.00 feet; thence S $89^{\circ} 52' 02''$ E 30.00 feet to a $5/8$ inch iron pin; thence continuing S $89^{\circ} 52' 02''$ E 1272.79 feet to a $5/8$ inch iron pin; thence continuing S $89^{\circ} 52' 02''$ E 30.00 feet to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of said section 17; thence S $00^{\circ} 07' 21''$ W along said east line 308.85 feet to the south line of said section 17; thence N $89^{\circ} 55' 04''$ W 1332.85 feet to the point of beginning, containing 9.25 acres, more or less.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD The same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantor lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantor will warrant and forever defend the above granted 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 \$12,500.00.

WITNESS Grantor hand this 1st day of Sept, 1973.

After Recording, Send to
Sylvester A. Bergstrom
Rt 2 Box 699
Klamath Falls, Or,

SC Masten
Patricia A. Masten

5540

STATE OF OREGON, County of Klamath) SS.
S. C. 1973,

Personally appeared the above-named S. C.
MASTEN and PATRICIA A. MASTEN, husband and wife,
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:



Robert O. Puckett
Notary Public for
My Commission Expires: 1/11/75.

MOUNTAIN TITLE COMPANY, INC. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 5th day of April A.D. 19 84
at 11:06 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 5539

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

After Recording,
Send to
Sylvester A. Bergstrom
Rt 2 Box 699
Klamath Falls,
OR 97601