

45095

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Patricia M. Dingler

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patricia Bergstrom, 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:

That certain Portion of Lot 5 of 400 Subdivision in Section 35 Township 39 South, Range 9 E., W. M., Klamath County, Oregon, described as follows, to-wit: Beginning at Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said Subdivision a distance of 143 feet; thence West a distance of 925 feet, more or less, to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northwesterly along the said Southern Pacific Railroad Company right of way a distance of 146 feet, more or less, to a point being the Northwest corner of Lot 5 of said Subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning.

(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

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 \$..... However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 15th day of JANUARY, 1985; 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.

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.

Patricia M. Dingler

STATE OF OREGON  
County of Klamath } ss.  
JANUARY 15, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Patricia M. Dingler and acknowledged the foregoing instrument to be her voluntary act and deed.

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.

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-2-85

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
PATRICIA A. BERGSTROM  
912 BOX 6, MCCARTLE LANE  
DOONIA, OREGON 97623  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 15th day of JANUARY, 1985, at 1:56 o'clock P.M., and recorded in book/reel/volume No. M85 on page 892 or as fee/file/instrument/microfilm/reception No. 45095, Record of Deeds of said county.

Witness my hand and soul of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Tam Smith Deputy

Fee: \$5.00

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5.00