

OK

55821

WARRANTY DEED

K-38247

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. M85

Page

19466

KNOW ALL MEN BY THESE PRESENTS, That **RONALD L. PRIBBLE and KATHERINE A. PRIBBLE, husband and wife,** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **GERALD W. BERCOVITZ** and **EVELYN BERCOVITZ, husband and wife** 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**

Beginning at a point which is 250 feet distant in an easterly direction from the Northeast corner of the property deeded to J. Linman, April 29, 1916, thence southerly and at right angles with Front Street 100 feet, more or less, or to high water line of Klamath Lake; thence 25 feet easterly and parallel to Front Street; thence 100 feet, more or less, northerly and at right angles to Front Street to the southerly line of Front Street; thence 25 feet westerly along the southerly line of Front Street to the place of beginning, all lying in Lot 10, Section 30, Township 38 S., R. 9 E.W.M., containing .057 acres, more or less, being the same property described in deed from Klamath Development Co., a corporation, to John Worden, dated March 19, 1920, recorded April 23, 1920, in Volume 52, Page 343, Deed Records of Klamath County, Oregon. SUBJECT TO: (1) Rights of the public and of governmental bodies in and to any portion of the above-described property lying below the high water line of Klamath Lake.

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 herein stated,

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 \$4,400.00

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 21st day of November, 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of **KLAMATH**Nov. 26th, 1985

Personally appeared the above named **RONALD L. PRIBBLE and KATHERINE A. PRIBBLE, husband and wife,** and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-13-86

STATE OF OREGON, County of _____

Personally appeared _____

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, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

**Attorney at Law
540 Main Street
Klamath Falls, OR 97601**

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
**GERALD W. and EVELYN BERCOVITZ
1701 N. Eldorado
Klamath Falls, Oregon 97601**

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

19467

(DESCRIPTION CONTINUED:) (2) Conveyance, including the terms and provisions thereof, of riparian and other rights, executed by Klamath Canal Company, a corporation, to the United States of America, dated April 23, 1906, recorded May 1, 1906, in Volume 20, Page 83, Deed Records of Klamath County, Oregon. (3) Agreement and Release of Damages, including the terms and provisions thereof, executed by H. H. Monroe, a single man, to The California Oregon Power Company, a corporation, and California-Oregon Power Company, a corporation, dated November 19, 1949, recorded December 12, 1949, in Volume 235, Page 561, Deed Records of Klamath County, Oregon, relative to the raising and/or lowering of the waters of Upper Klamath Lake between the elevations of 4143.3 feet and 4137 feet above sea level.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of November _____ A.D., 19 85 at 8:51 o'clock A.M., and duly recorded in Vol. 485
of _____ Deeds on Page 19466.

FEE \$9.00

Evelyn Biehn, County Clerk
By *John Smith*

1700 3810

RECORDED
INDEXED
FILED

13

22821