

61285

M-29845  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

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MAURICE E. BERCOT

, hereinafter called grantor,

convey(s) to MEL STEWART HOMES, INC.

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 9, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath,  
 State of Oregon.

"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."

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.

and covenant(s) that grantor is the 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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

19 86.Maurice E. Bercot

STATE OF OREGON, County of Klamath )ss.  
 On this the 30<sup>th</sup> day of April, 19 86.

Personally appeared the above named Maurice E. Bercot and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Harlene L. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

Maurice E. Bercot

GRANTOR'S NAME AND ADDRESS

Mel Stewart Homes, Inc.

GRANTEE'S NAME AND ADDRESS

Mel Stewart Homes, Inc.5930 WashburnCity, 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements sh: ll be sent to the following address:

Mel Stewart Homes, Inc.5930 WashburnCity, 9760

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

NAME

TITLE

By

Deputy

FORM 685-2.5M

JUN 12 PM 3 54

EXHIBIT "A"

8138

SUBJECT TO:

1. City liens, if any, of the City of Klamath Falls.
2. An easement in favor of United States of America, recorded May 18, 1907 in Book 22 at page 479.
3. An easement in favor of California Oregon Power Company recorded May 15, 1945 in Book 176 at page 284.
4. Restrictions as shown on the recorded plat.
5. Covenants, easements and restrictions, recorded September 3, 1976 in Book M-76 at page 13888.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of May A.D., 19 86 at 3:54 o'clock P M., and duly recorded in Vol. M86 day  
of Deeds on Page 8137

FEE \$14.00

Evelyn Biehn, County Clerk  
By Pam Smith