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64834

K-38655
WARRANTY DEED

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

Vol. 1486 Page 14488

KNOW ALL MEN BY THESE PRESENTS, That LYLE D. BERGSTROM and PATRICIA A. BERGSTROM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FIRST AMERICAN FINANCIAL CORP., a California corporation, 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:

SEE ATTACHED EXHIBIT "A".

(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

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 \$ 201,600.00. 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 August, 1986; 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.

Lyle D. Bergstrom
Patricia A. Bergstrom

STATE OF OREGON,)
County of Klamath) ss.
August 15, 1986

STATE OF OREGON, County of Klamath) ss.
19

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 First

American Financial Corp., 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named:
Lyle D. Bergstrom and
Patricia A. Bergstrom
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8/27/87

LYLE D. BERGSTROM and PATRICIA A. BERGSTROM

GRANTOR'S NAME AND ADDRESS
FIRST AMERICAN FINANCIAL CORP.

GRANTEE'S NAME AND ADDRESS
After recording return to:
ZAMSKY & BELCHER
601 Main Street, Suite 204
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
FIRST AMERICAN FINANCIAL CORP.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.
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

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A" to WARRANTY DEED

14489

The following described real property situate in Klamath County, Oregon, to-wit:

Lot 1 and the Easterly 809 feet of Lot 2 in Riverside Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farmland. Taxes for the year 1985-86 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Horsefly Irrigation District.
5. RIXSTM AU TSE Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
6. Rights of the pubic in and to any portion of the herein described property lying within the boundaries of public roads or highways.
7. Transmission Line Easement, including the terms and provisions thereof, given by Irwin A. Beck and Lorraine Beck, same person as Lorraine M. Beck, husband and wife, to The United States of America, dated July 1, 1966, recorded July 11, 1966, in Volume M66 page 6966, Deed records of Klamath County, Oregon. (Affects Lot 1 Riverside Tract)
8. Water Right Easement, including the terms and provisions thereof, between Irwin A. Beck and Lorraine M. Beck, husband and wife, and Theodore J. Paddock and Mary Paddock, husband and wife, and Raymond D. Bixler and Audrey M. Bixler, husband and wife, dated May 29, 1973, recorded July 2, 1973, in Volume M73 page 8362, Deed records of Klamath County, Oregon.
9. Easement, including the terms and provisions thereof, between Don Manning and George O. Church, dated May 25, 1976, recorded May 27, 1976, in Volume M76 page 7938, Deed records of Klamath County, Oregon. (Affects Parcel 1)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of August _____ A.D. 19 86 at 11:48 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 14488

FEE \$14.00

By Evelyn Biehn, County Clerk
[Signature]