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ASPEN S-30491  
WARRANTY DEED

Vol 186 Page 20737

KNOW ALL MEN BY THESE PRESENTS, That WESTERN BANK, An Oregon Banking Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD T. BERG and MARYE BERG, 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:

The following described real property is situate in the County of Klamath, State of Oregon, being more particularly described as follows:

All that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and all that part of Lot 4 in Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying West of the right of way line of the California Northeastern Railway Company, SAVING AND EXCEPTING that property described in Deed Volume 289 at page 623, Deed Records of Klamath County, Oregon, and also EXCEPTING any portion thereof lying within existing roadways, ditches, canals and laterals.

(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 Those Set out in Exhibit "A" attached hereto

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 \$110,000.00

~~THE WHOLE OF THE ABOVE DESCRIBED PROPERTY IS HEREBY GRANTED TO THE GRANTOR BY THE GRANTOR FOR THE GRANTOR'S USE AND BENEFIT AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.~~

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 12th day of November, 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.

WESTERN BANK, An Oregon Banking Corporation

BY Jeffrey R. McKinnon, Vice President

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

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
November 12, 1986

Personally appeared Jeffrey R. McKinnon

who, being duly sworn,

did say that Jeffrey R. McKinnon is the Vice president of WESTERN BANK

WESTERN BANK

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 Jeffrey R. McKinnon acknowledged said instrument to be its voluntary act and deed.

Before me:

Margaret Mantch

Notary Public for Oregon

My commission expires: 12-20-86

(If executed by a corporation, affix corporate seal)

Western Bank

P. O. Box 1377

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Donald T. and Marye Berg

110 Joe Wright Road

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald T. and Marye Berg

110 Joe Wright Road

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as before

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 \_\_\_\_\_ of 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"

## SUBJECT TO:

1. Subject to Rights of United States of America, under Declaration of Taking, including the terms and provisions thereof, recorded March 11, 1949, in Book 229 at page 108, Deed Records of Klamath County, Oregon.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Subject to all the exceptions and restrictions contained in said Warranty Deed from Weyerhaeuser Timber Company, a corporation, to Robert Warren Hunt and Doris Hunt, husband and wife, conveying said property, recorded February 9, 1945 in Book 173 at page 226, Deed Records of Klamath County, Oregon.
4. Reservations, including the terms and provisions thereof, reserved in Deed from Central Pacific Co. to Walter H. Hoag, et ux, recorded February 15, 1957 in Book 289 at page 623, Deed Records of Klamath County, Oregon.
5. Rights of the public in and to that portion lying within roads and highways.
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Mortgagor	:	Merle D. Young and Joanne Young, husband and wife
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	:	January 20, 1978
Recorded	:	January 23, 1978
Book	:	M-78
Page	:	1366
Amount	:	79,000.00
Loan No.	:	L-M78757

WHICH, said Mortgage, the Grantee hereto agrees to assume and pay according to the terms and provisions contained therein.
7. 1986-1987 Real Property Taxes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
 of November A.D. 19 86 at 2:59 o'clock P. M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds on Page 20737  
 By Evelyn Biehn, County Clerk

FEE \$14.00