

71199

WARRANTY DEED

MTC-17503 Vol. 1187 Page 2051

KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. BERG and LILLIAN L. BERG,

husband and wife

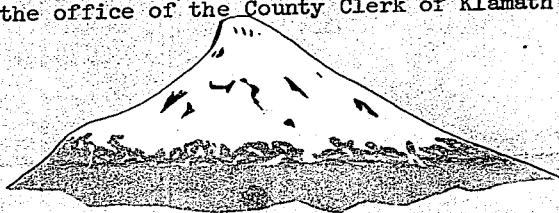
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARCIA M. MAGNESS

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:

Lot 18, Block 35, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"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."

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 all exceptions of record and those apparent upon the land, if any, as of the date of this deed and that grantor 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 \$ 2,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 2,000.00~~

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 30th day of January, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of } ss.
January, 1987.

Personally appeared the above named
KENNETH R. BERG and LILLIAN L. BERG

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

X Kenneth R. Berg
KENNETH R. BERG

X Lillian L. Berg
LILLIAN L. BERG (see notaries on reverse)

STATE OF OREGON, County of } ss.
January, 1987.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Kenneth R. Berg & Lillian L. Berg
2344 Purdue Dr.
Costa Mesa, CA 92626

GRANTOR'S NAME AND ADDRESS

Marcia L. Magness
P.O. Box 286
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By _____

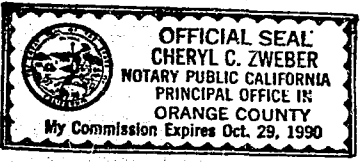
3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Orange ss.
On February 5, 1987
said State, personally appeared Kenneth R. Berg before me, the undersigned, a Notary Public in and for

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature *Cheryl C. Zweber*
CHERYL C. ZWEBER



(This area for official notarial seal)

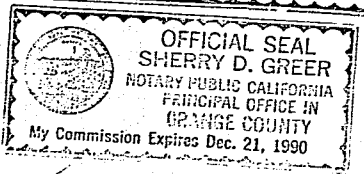
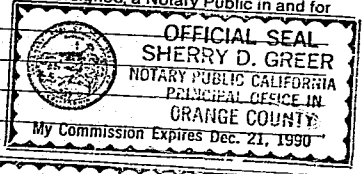
3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Orange ss.
On January 30, 1987
said State, personally appeared Lillian L. Berg before me, the undersigned, a Notary Public in and for

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature *Sherry D. Greer*
Sherry D. Greer



(This area for official notarial seal)

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 9th day of Feb. A.D., 19 87
at 1:33 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 2051

Evelyn Biehn, County Clerk
By *Pam Smith*
Deputy.

Fee, \$14.00