

OK 72491

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Irene J. Berryman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold Rush, Jr.

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:

RESERVING A LIFE ESTATE UNTO THE GRANTOR, IRENE J. BERRYMAN  
A tract of land described as follows:--  
Beginning at a point on the East West Quarter line which lies North 88°57' East a distance of 612.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 Twp. 39 S.R. 9 E.W.M. and running thence; continuing North 88°57' East along the East West quarter line a distance of 135.0 feet to an iron pin; thence North 1°12' West parallel to the W. section line of said section 11 a distance of 331.4 feet to a point; thence S. 88°57' West parallel to the East West quarter line a distance of 135.0 feet to a point; thence S. 1°12' East a distance of 331.4 feet more or less to the point of beginning, said tract containing 1.02 acres, more or less, in the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Twp. 39 S.R. 9 E.W.M. in Klamath County, State of Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

SUBJECT, However to the following easements and reservations: (see reverse side)

(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 \$10.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

Irene J. Berryman

STATE OF OREGON,  
County of Klamath } ss.  
March 18, 1987.

STATE OF OREGON, County of \_\_\_\_\_ ) 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 \_\_\_\_\_

Personally appeared the above named Irene J. Berryman and acknowledged the foregoing instrument to be her voluntary act and deed.

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: 4/1/90

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Irene J. Berryman  
4406 Winter Avenue  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Harold Rush, Jr.  
147 Roburlee Lane  
Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

Irene J. Berryman  
4406 Winter Avenue  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Irene J. Berryman  
4406 Winter Avenue  
Klamath Falls, OR 97603

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

\$14.00 Cash

4505

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GASD INCL. 28/87

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1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners.
2. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner, and shall be painted outside; that all buildings shall be set back at least 60 feet from the center line of the above mentioned roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Irene J. Berryman the 18th day  
of March A.D., 19 87 at 3:01 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 4505.

FEE \$14.00

Evalyn Biehn,  
By Sam Smith County Clerk