

75121

Vol. 171 Page 1. 9229

KNOW ALL MEN BY THESE PRESENTS, That I, IRVING J. BERRYMAN

hereinafter called the grantor, for the consideration hereinafter stated, do hereby grant to

the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the appurtenant easements and appurtenances thereto, situate in and to the County of Clatsop, State of Oregon, described as follows, to-wit:

RESIDING A LIFE ESTATE UNTO THE GRANTOR, IRVING J. BERRYMAN

(see Exhibit A, attached hereto and incorporated herein by reference)

To Have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever, and the grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that

grantee will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, 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 stated in consideration (indicates which) of the premises herein described. It is no application, should be deleted. See ORS. 86.010.

In executing this deed and when the contract so inspires, the grantor includes the present and all governmental changes shall be applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of May, 1937, at a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized therein by order of its board of directors.

THIS INSTRUMENT WILL NOT AFFECT THE USE OF THE PROPERTY HEREIN DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAWS AND REGULATIONS, BEFORE MAKING OR AFTER THE INSTRUMENT. THE PERSON SIGNING THE INSTRUMENT SHOULD CHECK ONLY WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPLICABLE USES.

Irving J. Berryman

STATE OF OREGON,

County of Clatsop

STATE OF OREGON, County of Clatsop

Personally appeared

Irving J. Berryman

and he acknowledged to me that he is the grantor, and that the above is the instrument which he executed and that the above is the instrument which he executed and that the above is the instrument which he executed

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires

CERTIFICATE

STATE OF OREGON

County of Clatsop

I certify that the within instrument was recorded in the County of Clatsop, Oregon, on the 10th day of May, 1937, and recorded in book 171, page 1, and that the same is the true and correct copy of the original instrument as recorded in the County of Clatsop, Oregon.

Witness my hand and seal of County official.

Irving J. Berryman
406 Market Avenue
Clatsop Falls, OR 97003

Notary Public for Oregon
My commission expires

Irving J. Berryman
406 Market Avenue
Clatsop Falls, OR 97003

Irving J. Berryman
406 Market Avenue
Clatsop Falls, OR 97003

By _____ Deputy

A tract of land described as follows:

Beginning at a point on the East West Quarter line which lies North $88^{\circ}57'$ 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 $88^{\circ}57'$ East along the East West quarter line a distance of 135.0 feet to an iron pin; thence North $1^{\circ}12'$ West parallel to the W. section line of said section 11 a distance of 131.4 feet to a point; thence S. $88^{\circ}57'$ East parallel to the East West quarter line a distance of 135.0 feet to a point; thence S. $1^{\circ}12'$ East a distance of 331.4 feet more or less to the point of beginning, said tract containing 1.92 acres, more or less, in the the S $1/2$ of the SW $1/4$ of the N $1/4$ of section 11, Twp. 39 S.R. 9 E.W.M. in Clatsop County, State of Oregon. SAVING AND EXCEPTING that portion deeded to PAUL T. HATCHETT and MARION T. HATCHETT to deed recorded Vol. 355, Page 484.

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:

1. An easement for ditches and/or pipe lines to carry 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 \$2,000.00; 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.

WARRANTY DEED - Exhibit A

STATE OF OREGON, COUNTY OF CLATSOP

Know all men by these presents, that I, PAUL T. HATCHETT of the County of CLATSOP State of OREGON do hereby certify that the foregoing is a true and correct copy of the original of the within and recorded as Vol. 355 Page 484

FILED 10-20

Deputy Clerk

Clerk of Court

By

[Signature]