

OK.

7650

Aspen 34191

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

EARL T. BERRY and JUANITA L. BERRY, husband and wife

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conveys and warrants to TROY S. KERSTETTER and GWEN M. LEWIS KERSTETTER, husband and wife Grantor,

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

KEY #136310 AND KEY #837731

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 44,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of Nov, 1989

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.

Earl T. Berry
EARL T. BERRY

Juanita L. Berry
JUANITA L. BERRY

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on November 7, 1989
by EARL T. BERRY AND JUANITA L. BERRY



Notary Public for Oregon
My commission expires Oct 22, 1990

WARRANTY DEED

EARL T. BERRY

TROY S. KERSTETTER

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

TROY S. KERSTETTER

GWEN M. LEWIS KERSTETTER

55360 BTG RIVER DR.

SUNRIVER OR 97707

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Deschutes ss.

I certify that the within instrument was received for record on the 7th day of Nov, 1989, at 5 o'clock P.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

1. Any improvement located on the insured property, which is described or defined as a mobile home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as therein provided.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Subject to rules and regulations of Fire Patrol District.
4. This property lies within and is subject to the levies and assessments of the Antelope Meadows Road District.
5. Reservations, conditions and restrictions imposed by deed, including the terms and provisions thereof, from the State of Oregon, to Mary L. Gram, dated July 6, 1907, recorded July 19, 1907 in Book 23, k Page 15, Deed Records, as follows: "...subject however to right of way for ditches, canals, and reservoir site for irrigation purposes constructed or what may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved."
6. Easement as disclosed by instrument recorded June 9, 1964 in Book 353, Page 395, which affects the Easterly 30 feet.
7. Easement as disclosed by instrument recorded September 14, 1965 in Book M-65, Page 1647, for a 30 foot strip of land on the East side also a 30 foot strip of land on the West side for public roads.
8. Road Dedications recorded August 4, 1981, in Book M-81 at Page 13919 thru 13921, which cites in part as follows: "...hereby dedicate to the public forever that certain part of Kurtz Road lying within the confines of our deeded bounds."
9. Agreement, including the terms and provisions thereof, between:
And: Midstate Electric Cooperative, Inc.
Recorded: Earl & Juanita Berry
Book: April 7, 1986
Page: M-86
Page: 5323
Fee No.: 59743

9. Agreement, including the terms and provisions thereof,
Between: Midstate Electric Cooperative, Inc.
And: Earl & Juanita Berry
Recorded: April 7, 1986
Book: M-86
Page: 5323
Fee No.: 59743



STATE OF OREGON
County of _____
I, _____, Clerk of the County,
do hereby certify that the within and
forth recorded for record of the
_____ day of _____, 19____, and
_____ of _____, 19____, and
in book _____, pages _____, of
_____ a certain _____
_____ and _____
_____ of _____ and _____
_____ and _____ and _____
County of _____.

[illegible]

21672

EXHIBIT "A"

A parcel of land situated in the E 1/2 N 1/2 N 1/2 NW 1/4 SE 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, the East center 1/16 corner of Section 16; thence along the East 1/16 Section Line, South 00 degrees 27' 19" West 325.30 feet to a point; thence South 88 degrees 20' 24" West 660.62 feet to a #5 plastic-capped steel rod; thence North 01 degrees 43' 05" East 322.46 feet to a point along the center quarter section line; thence along said center quarter line, North 88 degrees 02' 40" East 653.66 feet to the point of beginning. Bearings based on Minor Partition No. 81-125.

CODE 206 MAP 2310-1600 TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Nov. A.D., 1989 at 4:32 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 21670

Evelyn Biehn
By Pauline Muehlendore County Clerk

FEE \$18.00