



WARRANTY DEED

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AFTER RECORDING RETURN TO:  
JOHN STRUBEL  
MARIE E. STRUBEL

194 Dahlia  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT S. BERRY AND KIMBERLY A. BERRY, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to JOHN STRUBEL AND  
MARIE E. STRUBEL, HUSBAND AND WIFE hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

The Southeasterly 9 feet of Lot 3, All of Lot 4, and the  
Northwesterly 6 feet of Lot 5, Block 10, ELDORADO ADDITION TO  
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

CODE 1 MAP 3809-20DC TL 4300

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions, Restrictions as shown on the  
recorded plat of Eldorado Addition to the City of Klamath Falls.

3) Access restrictions contained in Deed recorded June 9, 1950  
in Book 239 at page 370, Deed Records. 4) Easement, including  
the terms and provisions thereof: For: Transmission and  
distribution of electricity: Granted to: The California Oregon  
Power Company; Recorded: July 27, 1950 in Book 240 at page  
300. 5) Easement, including the terms and provisions thereof:  
For: Transmission and distribution of electricity; Granted to:  
The California Oregon Power Company; Recorded December 1, 1950  
in Book 243 at page 569. 6) Trust Deed including the terms and  
provisions thereof to secure the amount noted below and other  
amounts secured thereunder, if any: Grantor: Robert S. Berry  
and Kimberly A. Berry, Trustee: Mountain Title Company,  
Beneficiary: Jackson County Federal Savings and Loan  
Association, recorded May 12, 1937 in Book M-87 at page 8186.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$47,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 20th day of December, 1989.

Robert S. Berry  
ROBERT S. BERRY

Kimberly A. Berry  
KIMBERLY A. BERRY

STATE OF OREGON, County of KLAMATH)ss.

December 21, 1989.

Personally appeared the above named ROBERT S. BERRY AND KIMBERLY  
A. BERRY and acknowledged the foregoing instrument to be their

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g.s.  
m.s.

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WARRANTY DEED.

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SANDRA HANDS

KNOWLY fact and deed.

Refer to Sandra Handscher

Notary Public for OREGON

My Commission Expires: 7-23-83

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Dec. A.D. 19 89 at 11:34 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 24712

FEE \$13.00

Evelyn Biehn  
By Sandra Handscher County Clerk

W & E SCOW INC

W & E

3323

STATS