

11440

Vol. m 90 Page 3154

MAIL TAX STATEMENTS TO:

Return to:

K-42019
 Mr. and Mrs. Stanley C. Masten
 Mr. and Mrs. Lyle D. Bergstrom
 Route 2, Box 799
 Klamath Falls, Oregon 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE M. McCARTIE, an unremarried widow, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY C. MASTEN and PATRICIA A. MASTEN, husband and wife, and LYLE D. BERGSTROM and PATRICIA A. BERGSTROM, husband and wife, hereinafter called 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:

All in Township 38 South, Range 11 East of the Willamette Meridian:

Section 28: SW 1/4 NE 1/4, S 1/2 NW 1/4, SW 1/4, W 1/2 SE 1/4, SE 1/4 SE 1/4

Section 32: E 1/2 NE 1/4, NE 1/4 SE 1/4

Section 33: N 1/2, N 1/2 S 1/2, SW 1/4 SW 1/4, SE 1/4 SE 1/4

Section 34: W 1/2 W 1/2

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; reservations of record as disclosed by deeds recorded in Vol. 108, page 640, and Vol. 158, page 415, Deed Records of Klamath County, Oregon; easements and rights of way of record and apparent thereon; and limitations of access, if any.

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 those set forth above, and that grantor will warrant and forever defend the above granted 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 \$100,000.00 representing a down payment of \$10,000.00 and the deferred balance of \$90,000.00 secured by a contract of sale at 6.54% per annum.

Warranty Deed Page -1-

90 FEB 15 AM 11 48

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

WITNESS grantor's hand this 25th day of January, 1974.

Florence M. McCartie
Florence M. McCartie

STATE OF OREGON)
) ss.
County of Klamath)

On the 25th day of January, 1974, personally appeared the above named Florence M. McCartie and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My commission expires: 8-5-75

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day of Feb. A.D., 19 90 at 11:46 o'clock A.M., and duly recorded in Vol. 490 of Deeds on Page 3154.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullender