

#01034823
WARRANTY DEED

AFTER RECORDING RETURN TO:
MATTHEW R. BERCOT
MARCIA F. BERCOT
229 Prescott
Klamath Falls, OR. 97601

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

VINCENT J. FINNIANOUS, hereinafter called GRANTOR(S), convey(s)
to MATTHEW R. BERCOT and MARCIA F. BERCOT, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 8, Block 23, NORTH KLAMATH FALLS, OREGON, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3809-29BB TL 9100

"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." *(X MB MB)*

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 North Klamath Falls.

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
\$34,000.00.

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 February 1990.

(Signature)
VINCENT J. FINNIANOUS

STATE OF OREGON, County of Klamath)ss.

February 22, 1990

Personally appeared the above named VINCENT J. FINNIANOUS and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, *(Signature)*
Notary Public for Oregon

My Commission Expires: 03/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Feb. A.D., 19 90 at 11:15 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 3470

FEE \$28.00

Evelyn Biehn County Clerk

By *(Signature)*

90 FEB 23 AM 11 15