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WARRANTY DEED

AFTER RECORDING RETURN TO:
ANTHONY A. DI SCALA
29612 DEERVALE CIRCLE
LAGUNA NIQUEL, CA 92677

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

MACHELLE D. BERGEN, who acquired title as MACHELLE D. STROP,
hereinafter called GRANTOR(S), convey(s) to ANTHONY A. DI SCALA,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 7, LESS the Easterly 7 feet in Block 10, TRACT NO. 1037,
FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-12BD TL 1500

"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) Taxes for the year
1990-91 are now a lien but not yet payable. 2) This property
lies within and is subject to the levies and assessments of the
Sunset Lighting District. 3) Conditions, Restrictions as shown
on the recorded plat of Fifth Addition to Sunset Village. 4)
Rules, regulations and statutory powers of Enterprise Irrigation
District. 5) Rules, regulations and statutory powers of South
Suburban Sanitary District. 6) Easement as shown on the plat.
7) This property lies within and is subject to the levies and
assessments of the Enterprise Drainage District. 8) Declaration
of Conditions and Restrictions, but omitting any restrictions
based on race, color, religion or national origin appearing of
record recorded June 13, 1972 in Book M-72 on page 6318. 8)
Guardianship proceedings in the Circuit Court of Klamath County,
Oregon, Probate Department filed on September 2, 1987.

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
~~\$75,000.00.~~ \$37,500.00. *ANDB*

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 14th day of August 1990.

Machelle D. Bergen
MACHELLE D. BERGEN

STATE OF OREGON, County of Klamath)ss.

August 20, 1990

Personally appeared the above named MACHELLE D. BERGEN, who
acquired title as MACHELLE D. STROP, and acknowledged the
foregoing instrument to be her voluntary act and deed.

Before me: *W. T. Addington*
Notary Public for Oregon
My Commission Expires March 22, 1993

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