

OK 25035

WARRANTY DEED

Vol. ma Page 1418KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH C. STEPHENS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA J. BERGEN
 the 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:

Lot 3 of SUMMERS LANE HOMES

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as above stated & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservation, restrictions, easements, & rights of way of record & those apparent on the land, and that grantor will warrant and forever defend the said 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 \$ -0-
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
 In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of January, 1991;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by

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.

Elizabeth C. Stephens
ELIZABETH C. STEPHENS

STATE OF OREGON,

County of Klamath } ss.
January 18, 1991Personally appeared the above named
ELIZABETH C. STEPHENS

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-24-93STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

ELIZABETH C. STEPHENS

4285 Onyx Court
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

PATRICIA J. BERGEN

P.O. Box 220
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

PATRICIA J. BERGEN

P.O. Box 220
Keno, OR 97627
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

PATRICIA J. BERGEN

P.O. Box 220
Keno, OR 97627
NAME, ADDRESS, ZIP

Fee \$28.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of Jan., 1991, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M91 on page 1418 or as fee/file/instrument/microfilm/reception No. 25095 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEBy Debra M. Mullins Deputy