

68141

09-15-93A11:49 RCVD

WARRANTY DEED
(Statutory Form)

Vol. M93 Page 23783

GRANTOR: UNITED FINANCE CO., an Oregon Corporation

CONVEYS AND WARRANTS TO

GRANTEE: DAVID E. BERES and KATHLEEN G. BERES, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lots 3, 4 and 5 in Block 23 of Tract No. 1082, THIRD ADDITION TO RIVER PINE ESTATES,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. Tax account nos: 2309 013C0-00800 and 00900 and 00700

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. Subject to building setback lines as shown on dedicated plat.
3. Subject to easement across Northwest corner of Lot 5 for public usage road, as shown on dedicated plat.
4. Subject to a 15 foot easement for irrigation ditch as shown on dedicated plat.
5. An easement created by instrument dated June 5, 1973 and recorded June 5, 1973 in Volume M73, Page 6939, Microfilm Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, imposed by instrument, recorded June 5, 1973 in Volume M73, Page 6940, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 21,900.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

UNITED FINANCE CO.

GRANTOR:

By: X Ed Krieger

DATED:

9-3

, 1993

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

Grantee at: 5145 Verda Lane NE, Keizer, OR 97303

STATE OF OREGON, County of MultnomahDate: September 3, 1993Personally appeared the above named E.D. Krieger

STATE OF OREGON, County of

Date:

Personally appeared

sworn, stated that he/she is the

and acknowledged the foregoing instrument to be his/her act and deed. Before me:



OFFICIAL SEAL
DIANE M. LUSISKA
NOTARY PUBLIC FOR OREGON
COMMISSION EXPIRES 1-7-96

of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

Diane M. Lusiska
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 1-7-96

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 15th day of Sept, A.D., 19 93
at 11:49 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 23783.
Evelyn Biehn County Clerk
By Diane M. Lusiska Deputy.

Fee, \$30.00

K-30 7/92

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20055K
P.O. Box 6175, Bend, OR 97708