

89704

10-17-94A10:24 RCVD

Vol. M94 Page 32211

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 34025
ESCROW NO. 27-22254
TAX ACCT. NO. 476053
MAP #

GRANTEE'S NAME AND ADDRESS:

JEFFREY J. BERTRAM
P O BOX 744
GILCHRIST, OR 97737

mtc 34025
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

K. MARK JUNGNITSCH Grantor,

conveys and warrants to:

JEFFREY J. BERTRAM and KAREN L. BERTRAM, husband and wife, Grantee,
the following described real property free of encumbrances except as
specifically set forth herein:

LOT 5, BLOCK 1, TRACT NO. 1255, RAMEY ACRES SUBDIVISION, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 1994-95.
2. COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT.
3. UTILITY EASEMENT OVER THE SOUTH LINE OF LOT 5 AS DISCLOSED ON THE PLAT
OF RAMEY ACRES.
4. RIGHT OF WAY EASEMENT DATED MAY 10, 1989 AND RECORDED JUNE 29, 1989
IN VOLUME M89, PAGE 11705, MICROFILM RECORDS OF KLAMATH COUNTY,
OREGON.
5. THE EFFECT OF AFFIDAVIT DATED MAY 15, 1990 AND RECORDED MAY 18, 1990
IN VOLUME M90, PAGE 9517, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

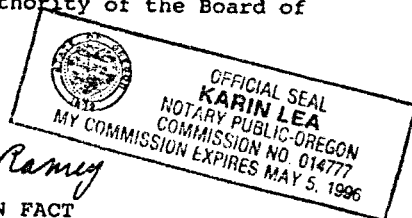
The true consideration for this conveyance is \$12,750.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

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

Dated this 13TH day of OCTOBER, 1994.

GRANTOR(S):

K. Mark Jungnitsch P.O.A Patricia M. Ramey
K. MARK JUNGNITSCH BY PATRICIA M. RAMEY, HIS ATTORNEY IN FACT



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on 10-13, 1994,
by Patricia M. Ramey as attorney in fact for K. Mark Jungnitsch.

Karin Lea
Notary Public for Oregon

My commission expires: 05/05/96

113380

10-11-94-10-01

1070

NEW YORK
BROOKLYN
JAN 5 1994

32212

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day
of Oct A.D., 19 94 at 10:24 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 32211

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene M. Mendenhall

NOTICE TO CREDITORS: The undersigned, Evelyn Biehn, County Clerk of Klamath County, Oregon, hereby gives notice that the same has been filed for record in the office of the County Clerk of Klamath County, Oregon, and is hereby made a part of the public records of said County.

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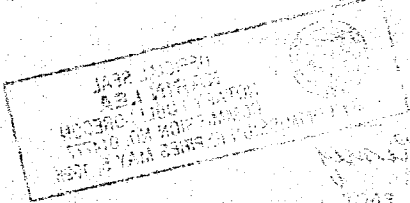
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Dorlene M. Mendenhall
COUNTY CLERK, KLAMATH COUNTY, OREGON

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