

1655

06-16-95P03:31 ACVD,

Vol. 95 Page 15919

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

KEY TITLE NO: K-48035  
ESCROW NO: 27-23117  
TAX ACCT. NO: 2309-24B-1200  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

JAMES L. BERRINGER ET UX  
2168 PIONEER RD.  
DALLAS, OR 97338

Recording Return to:  
County  
Greenwood Ave.  
DAVIS  
Bent, Oregon 97708

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

DAVID W. MONTELEONE AND YOLANDA D. MONTELEONE, TRUSTEES OF THE MONTELEONE 1994  
TRUST Grantor,

conveys and warrants to:

JAMES L. BERRINGER and CONNIE J. BERRINGER, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$5,500.00. 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 8th day of JUNE, 1995.

GRANTOR(S): DAVID W. MONTELEONE MONTELEONE TRUST 1994  
DAVID W. MONTELEONE, TRUSTEE

YOLANDA D. MONTELEONE, TRUSTEE

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\* This instrument was acknowledged before me on \_\_\_\_\_, 1995,  
by DAVID W. MONTELEONE, TRUSTEE and YOLANDA D. MONTELEONE, TRUSTEE.

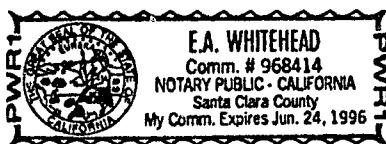
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

\* SEE ATTACHED DOCUMENT FOR NOTARY

State of CALIFORNIACounty of San MATEOOn June 8, 1995 before me, E.A. Whitehead  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared DAVID W. Monteleone  
NAME(S) OF SIGNER(S)

- ☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



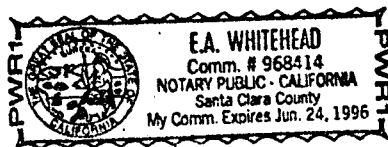
WITNESS my hand and official seal.

E.A. Whitehead  
SIGNATURE OF NOTARY

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
DESCRIPTION OF DOCUMENT (OPTIONAL)
State of CALIFORNIACounty of San MATEOOn June 8, 1995 before me, E.A. Whitehead  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Yolanda D. Monteleone  
NAME(S) OF SIGNER(S)

- ☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

E.A. Whitehead  
SIGNATURE OF NOTARY

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
DESCRIPTION OF DOCUMENT (OPTIONAL)

LOT 6 IN BLOCK 13 FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

## SUBJECT TO:

1. RIGHT OF WAY AS SET FORTH IN EASEMENT RECORDED JANUARY 2, 1952 IN DEED VOLUME 258 PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. RIGHT OF WAY EASEMENT DATED MAY 11, 1967, RECORDED MAY 22, 1967 IN VOLUME M67 PAGE 3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINE ESTATES RECORDED MAY 5, 1967, IN VOLUME M67 PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David Monteleone the 16th day  
of June A.D., 19 95 at 3:31 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 15919

FEE \$40.00

By Bernetha G. Lutzsch County Clerk