

WARRANTY DEED

18862

MTC 356057 KR
 WAYNE A. CONNORS and PAMELA J. CONNORS, husband and wife, Vol. M95 Page _____
 Grantor(s) hereby grant, bargain, sell and convey to
 RICHARD C. BERGSTROM and CAROL A. PATZKOWSKY, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

Lot 3, LAKE RIDGE PARK, TRACT 1291, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon. TOGETHER WITH an appurtenant 30 foot access and utility easement
 dated 11/1/93, recorded 11/4/93 in Volume M93, page 29109, Microfilm Records
 of Klamath County, Oregon.
 SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1222 N. ELDORADO AVE., KLAMATH FALLS, OR 97601

Dated this 14th day of July, 1995

Wayne A. Connors
 WAYNE A. CONNORS

Pamela J. Connors
 PAMELA J. CONNORS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath ss. July 14 19 95

Personally appeared the above named Wayne A. Connors & Pamela J. Connors
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

RICHARD C. BERGSTROM
 1222 N. ELDORADO AVE.
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
 of July A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 18862

FEE \$30.00

By Bernetha G. Letsch, County Clerk