

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

KEY TITLE NO: K-48230  
ESCROW NO: 27-23419  
TAX ACCT. NO: R130511  
MAP NO: 2309 013C0 00400

GRANTEE'S NAME AND ADDRESS:

DAVID E. BERES  
HC 32 BOX 494  
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

GILBERT MORIN and EDIGNA MORIN Grantor,

conveys and warrants to:

DAVID E. BERES and KATHLEEN G. BERES, husband and wife, Grantee,

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

LOT 3, BLOCK 24, 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.

SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AS CONTAINED IN DEED RECORDED MARCH 28, 1951 IN VOLUME 246, PAGE 165, RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION AND SHOWN ON THE PLAT OF THIRD ADDITION TO RIVER PINE ESTATES, AS FOLLOWS:  
"...SAID PLAT BEING SUBJECT TO BUILDING SETBACK LINES, IRRIGATION EASEMENT, ROAD EASEMENT, AND STREET RESERVATION STRIP AS SHOWN ON ANNEXED MAP."
4. EASEMENT FOR POWER LINE DATED JUNE 5, 1973 AND RECORDED JUNE 5, 1973 IN VOLUME M73, PAGE 6939, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. BUILDING AND USE RESTRICTIONS RECORDED JUNE 5, 1973 IN VOLUME M73, PAGE 6940, DEED 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 \$6,100.00. 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 4th day of August, 1995.

GRANTOR(S):

X Gilbert Morin  
GILBERT MORIN

X Edigna Morin  
EDIGNA MORIN

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

This instrument was acknowledged before me on \_\_\_\_\_, 1995,  
by GILBERT MORIN and EDIGNA MORIN

\*

See Attached Acknowledgement

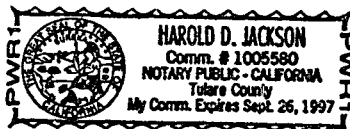
My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

21178

State of California  
 County of Tulare  
 On August 4, 1995 before me, Harold D. Jackson - Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Gilbert Morin and Edigna Morin  
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.

Harold D. Jackson  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Warranty Deed - Statutory Form  
 Document Date: 8-4-95 Number of Pages: 1  
 Signer(s) Other Than Named Above: -None-

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Gilbert Morin

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer's Name: Edigna Morin

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the 9th day  
 of August A.D., 19 95 at 3:17 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 21177.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Bernetha G. Letsch