

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

KEY TITLE NO: K-48286
ESCROW NO: 27-23480
TAX ACCT. NO: R130655 & R130646
MAP NO:

GRANTEE'S NAME AND ADDRESS:

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

THOMAS H. BRANNON and BEVERLY J. BRANNON 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:

LOTS 13 AND 14, BLOCK 20, 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 YEAR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AND RESTRICTIONS IN DEED RECORDED MARCH 28, 1951
IN VOLUME 246, PAGE 165, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS 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
EASEMENTS, ROAD EASEMENTS, 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.

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 \$14,200.00 . 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 August, 1995.

GRANTOR(S):

Thomas H. Brannon
THOMAS H. BRANNON
Beverly J. Brannon
BEVERLY J. BRANNON

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 1995,
by THOMAS H. BRANNON and BEVERLY J. BRANNON

Notary Public for Oregon

My commission expires: _____



STATE OF CALIFORNIA
COUNTY OF Shasta

}ss.

On August 8, 1995, before me, Sandra M. Benoit,
personally appeared Thomas H. Brannon and Beverly J. Brannon * * * * *

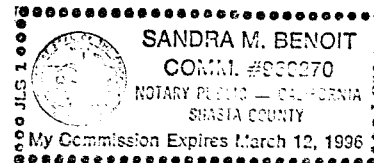
_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Signature

Sandra M. Benoit

Sandra M. Benoit
Commission expires 3-12-96



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day
of August A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21593.

FEE #35.00

By Bernetha G. Letsch, County Clerk
Annelle Mueller