

11262

Vol. 1795 Page

35628

'95 DEC 29 P3:47

WARRANTY DEED

Aspen
TITLE & ESCROW, INC.

ASPEN TITLE #05043453

AFTER RECORDING RETURN TO:
JOE VICTOR

PO Box 1543
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MAURICE E. BERCOT AND MILDRED A. BERCOT, TRUSTEES OF THE BERCOT
FAMILY TRUST U.A.D., FEBRUARY 6, 1990, hereinafter called
GRANTOR(S), convey(s) to JOE VICTOR AND ELEANOR D. VICTOR,
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lots 28 and 29 in Block 21 of INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of 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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$6,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3RD day of JULY, 1995.

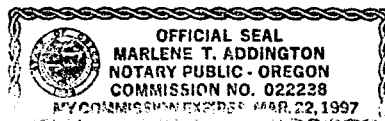
Maurice E. Bercot
MAURICE E. BERCOT, TRUSTEE

Maurice E. Bercot
MAURICE E. BERCOT, INDIVIDUALLY

Mildred A. Bercot
MILDRED A. BERCOT, TRUSTEE

Mildred A. Bercot
MILDRED A. BERCOT, INDIVIDUALLY

STATE OF OREGON)
) ss.
County of KLAMATH)



The foregoing instrument was acknowledged before me this 10th
day of July, 1995, by MAURICE E. BERCOT AND MILDRED A. BERCOT.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of December A.D., 19 95 at 3:47 o'clock P. M., and duly recorded in Vol. M95
of Deeds on page 35628

FEE \$35.00

By Bernetha G. Letch County Clerk

Unofficial Copy