Aspen TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #05043453

AFTER RECORDING RETURN TO:

JOE VICTOR PORW 1543 Viamoth 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, Trustee

Maurice E. Bercot, Individually

Mildred A. Bercot, Individually

MILDRED A. BERCOT, INDIVIDUALLY

STATE OF OREGON)
)ss.
County of KLAMATH)

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
ATY COMMISSION PER PER PAR P. 22, 1997

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

Before me: Washington
Notary Public for OREGON
My Commission Expires: 3-2297

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STATE OF OREGON: COUNTY OF KLAMATH: SS.	STATE OF	OREGON:	COUNTY	OF KL	AMATH:	SS.
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Filed f	for record at reques	tof Aspen Title & Escrow	the 29th	4
of	December	A.D., 19 <u>95</u> at <u>3:47</u>	o'clock P. M., and duly recorded in Vol. M95	day 5
		of <u>Deeds</u>	on	
FEE	\$35.00		Bernetha G. Leoch, County Clerk By Aplte Hele	
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