

96 JAN 30 P3:50



## WARRANTY DEED

#05044234  
 AFTER RECORDING RETURN TO:  
 ALLEN D. & CYNTHIA L. BERGSTROM  
 2665 4TH AVENUE  
 BONANZA, OR 97623

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

HOUSING AMERICA, INC., hereinafter called GRANTOR(S), convey(s)  
 to ALLEN D. BERGSTROM AND CYNTHIA BERGSTROM, husband and wife,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block  
 45, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath,  
 State of Oregon.

CODE 11 MAP 3911-10CB TAX LOT 200

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

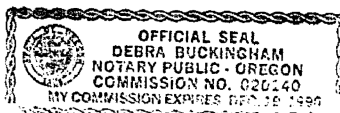
The true and actual consideration for this transfer is  
 \$35,000.00.

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 11th day of January, 1996.

HOUSING AMERICA, INC.

BY: Ruby A. Elliott, Owner  
 TITLE



STATE OF OREGON                    )  
   ) ss.  
 County of Klamath                )

The foregoing instrument was acknowledged before me this 11th  
 day of January, 1996, by Ruby A. Elliott of HOUSING  
 AMERICA, INC., an Oregon corporation, on behalf of the  
 corporation.

Before me: Debra Buckingham  
 Notary Public for Oregon  
 My commission expires: 12-30-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 30th day  
of Jan A.D., 19 96 at 3:50 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 2718

FEE \$35.00

By Bernetha G. Letch County Clerk