

MTC 38538MS

WARRANTY DEED

MICHELLE F. BERRY,

Grantor(s) hereby grant, bargain, sell and convey to:

RANDAL M. BERRY,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE NORTHERLY 80 FEET OF TRACT 15 OF GARDEN TRACTS ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 21,365.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1630 ETNA STREET, KLAMATH FALLS, OR 97603

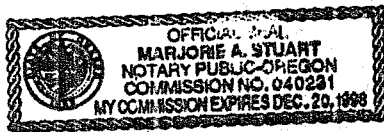
Dated this 25th day of July, 1996.

Michelle F. Berry
MICHELLE F. BERRY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 25 19 96
COUNTY OF Klamath
Personally appeared the above named Michelle F. Berry

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38538-MS

Return to:

RANDAL M. BERRY
1630 ETNA STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of July A.D., 19 96 at 11:49 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 23188.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Rosa