

23320

96 AUG 16 A9:00

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044958  
AFTER RECORDING RETURN TO:

MR. AND MRS. JOHN BERGLUND  
11144 YONNA DRIVE  
BONANZA, OR 97623

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 16th day of August A.D., 19 96  
at 9:00 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 25330  
Bernetha G Letsch, County Clerk,  
By [Signature] Deputy.

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

Fee, \$30.00

STEPHANIE MICHELSON AND JUSTIN E. REIMER, hereinafter called  
GRANTOR(S), convey(s) to JOHN BERGLUND AND DEBBIE BERGLUND,  
husband and wife AND ROY VINCENT BERGLUND AND LEONA JUNE  
BERGLUND, husband and wife, Not as Tenants in Common, But ALL  
with rights of survivorship, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

LOT 15, Block 1, Tract No. 1009, YONNA WOODS, in the County of  
Klamath, State of Oregon.

CODE 153 MAP 3711-31B0 TAX LOT 1400

*BDB*  
"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 \$82,000.00.

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 9th day of August, 1996.

[Signature]  
STEPHANIE M. MICHELSON

[Signature]  
JUSTINE E. REIMER

STATE OF OREGON, County of Klamath)ss.

On this 9TH day of August, 1996,

Personally appeared the above named STEPHANIE M. MICHELSON AND  
JUSTIN E. REIMER and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: March 27, 1997

