

'96 AUG 16 A9:00

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045016

STATE OF OREGON, ss.  
County of Klamath

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 25341

Bernetha G Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy.

AFTER RECORDING RETURN TO:  
JOHN BERGLUND and  
DEBBIE BERGLUND  
11144 Yonna Drive  
Bonanza, OR 97623

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

STEPHANIE M. MICHELSON and JUSTIN E. REIMER, hereinafter called  
GRANTOR(S), convey(s) to JOHN BERGLUND and DEBBIE BERGLUND,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 16 in Block 1 of Tract No. 1009, YONNA WOODS, in the County  
of Klamath, State of Oregon.

Code 152, Map 3711-3180, Tax Lot 1500

B  
DB  
"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  
\$16,000.00.

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 16th day of August, 1996.

[Signature]  
STEPHANIE M. MICHELSON

[Signature]  
JUSTIN E. REIMER

STATE OF OREGON, County of Klamath)ss.

On August 9, 1996, personally appeared Stephanie M.  
Michelson and Justin E. Reimer, who acknowledged the foregoing  
to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

