

25335

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lora Berneth

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ellen Fisher, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

Tract 39 of Pleasant Home Tracts

Subject to Contract and/or lien for irrigation and or drainage; easements and rights of way of record or apparent on the land, rules, regulations and assessments of South Suburban Sanitary District, reservation and restriction of records, and to taxes for fiscal year commencing July 1, 1971 which are now a lien but are not yet payable.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of September, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

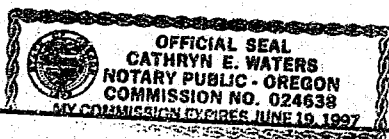
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lora Berneth

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept. 19, 1996, by Lora M. Berneth

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Cathryn E. Waters
Notary Public for Oregon
My commission expires 6-19-97

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Lora Berneth
1113 S. Main St.
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of Sept., 1996, at 1:46 o'clock P. M., and recorded in book/reel/volume No. M96 on page 29748 and/or as fee/tile/instrument/microfilm/reception No. 25335, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy.

Fee: \$30.00

3.00 c.c.

96 SEP 19 P1:46

30cc