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ATC # 0 1045295

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gerald W. Bercovitz, trustee of the Gerald W. Bercovitz Living Trust, hereinafter called Grantor, consideration hereinafter stated, to grantor paid by Douglass A. Halvorsen and Bethanie S. Halvorsen, husband and wife, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 20, Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

1996-97 taxes, a lien not yet payable; Encroachment Permit Agreement, including the terms and provisions thereof as recorded on January 14, 1996 in Book M-96, Page 762 of Mortgage Records of Klamath County, Oregon; and all conditions, restrictions, easements and assessments, as shown on the recorded plat of Eldorado Heights Addition.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 28^{+4} day of October, 1996; Truster Gerald N. Gercourt Gerald W. Bercovitz, Trustee of the Gerald W. Bercovitz Living Trust

Grald W. Becovi

STATE OF OREGON SS

County of

MARLEME T.ADDINGTON

MARLEME T.ADDINGTON

MOTARY PUBLIC 'OREGON

COMMISSION NO. 022238

MYCOMMISSION PURRES MAR. 22.1997

MYCOMMISSION PURRES MAR. 22.1997 Notary Public for Oregon My Commission Expires: 3-22-

1996.

ter recording, return to:

Until a change is requested, mail tax stmts to: Store

WILLIAM L. SISEMORE Attorney at Law 540 Main Street KLAMATH FALLS, ORE. 97601 503/882-7229 O.S.B. #701336

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Filed for record at request of Aspen Title & Escrow the 28th day of October A.D., 19 96 at 3:19 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 33991.

Bernetha G. Letsch County Clerk By Luthtun Krss

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TANKAN TERBE

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