27403

ATC # 0 1045295

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That <u>Gerald W. Bercovitz, trustee of the</u> <u>Gerald W. Bercovitz Living Trust</u>, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by <u>Douglass A. Halvorsen and</u> <u>Bethanie S. Halvorsen, husband and wife</u>, 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.

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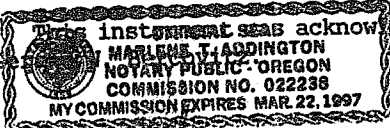
The true and actual consideration paid for this transfer, stated in terms of dollars, is $95,000.00.

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 28th day of _October_, 1996;

Gerald W. Bercovitz Trustee
Gerald W. Bercovitz, Trustee of the
Gerald W. Bercovitz Living Trust,

Gerald W. Bercovitz

STATE OF OREGON)
) SS
County of   )

This instrument was acknowledged before me on _October 28_, 1996, by G

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

After recording, return to:
1701 Eldorado Blvd
Klamath Falls, OR 97601

Until a change is requested,
mail tax stmts to:
As Above

33992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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 ___.

FEE $35.00

Bernetha G. Letsch   County Clerk
By ____ Kathun Ross ____