

## WARRANTY DEED

MT40258 MS  
 PATRICIA J. BERGEN, TRUSTEE OF THE PATRICIA J. BERGEN CHARITABLE REMAINDER TRUST DATED DECEMBER 16, 1993 AND PATRICIA J. BERGEN, TRUSTEE OF THE BERGEN LOVING TRUST DATED FEBRUARY 18, 1992, AS THEIR INTEREST MAY APPEAR, Grantor(s) hereby grant, bargain, sell and convey to: SYLVIA MC AULIFFE and WILLIAM B. WILDER, with the rights of survivorship, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 3 OF SUMMERS LANE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 72,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4285 ONYX AVENUE, KLAMATH FALLS, OR 97603

Dated this 3rd day of January, 19 97

PATRICIA J. BERGEN TRUST

BY: Patricia J. Bergen TRUSTEE  
 PATRICIA J. BERGEN

BERGEN LOVING TRUST

BY: Patricia J. Bergen TRUSTEE  
 PATRICIA J. BERGEN

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on January 3, 19 97

by Patricia J. Bergen

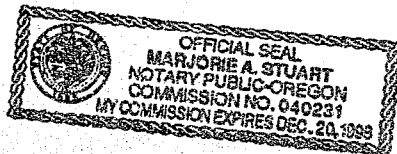
as Trustee

of Patricia J. Bergen Charitable Remainder Trust Dated December 16, 1993 and \*\*

Notary Public of Oregon

\*\*Trustee of the Bergen Loving Trust dated February 18, 1992

My commission expires 12-20-98



ESCROW NO. MT40258-MS

Return to:

SYLVIA MC AULIFFE  
 4285 ONYX AVENUE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day of January A.D. 19 97 at 11:44 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 250

FEE \$30.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rose

97 JAN -6 AM 11:44