

KNOW ALL MEN BY THESE PRESENTS, That Richard BERRY And TED BERRY And MARCIA BERRY

in consideration of Eight Thousand (\$8,000.00) Dollars, Grantor, S. TED BERRY And MARCIA BERRY, husband + wife. paid by the Grantee, S. herein, do hereby grant, bargain, sell and convey unto

Grantee the following described real property, situated in the County of Klamath and State of Oregon, to wit:

Lot 10 in Block 9 of TRACT NO. 1123, according To The official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Parcel # PROPERTY TAXES

To Have and to Hold the granted premises unto the said Grantee, S. his Heirs and Assigns forever. And the Grantor does covenant that he lawfully seized in fee simple of the above granted premises free from all encumbrances.

"See Exhibit 6"

and that he will and his heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

Witness hand and seal this 11th day of June, 1997

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 ANY FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard BERRY (SEAL)

TED BERRY (SEAL)

MARCIA BERRY (SEAL)

(SEAL)

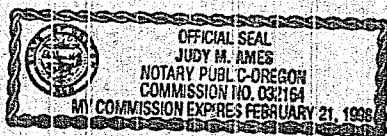
STATE OF OREGON

County of Marion } ss.

BE IT REMEMBERED, That on this 11th day of June, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Richard BERRY And Ted BERRY And MARCIA BERRY

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that They executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Judy M. Ames
Notary Public for Oregon.
My Commission expires 2-21-98

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Return to:

Marcia Berry
7801 Price Drive
Kelzer, OR 97303

STATE OF OREGON

County of Marion } ss.

I certify that the within instrument was received for record on June 11, 1997 at 11:00 o'clock AM, and was recorded in Book 1997 Page 20128 Record of Deeds of said county.

Recorder of Conveyances

By: _____

6. Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 1941 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at page 363, Deed records of Klamath County, Oregon, as follows:

"Subject to all existing rights of way for utilities, highways, road and the like."

7. Reservations and restrictions as contained in plat dedication, to wit:

"(1) Public utilities easements 16 feet in width centered on all side and back lot lines; (2) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (3) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality. (4) Building set-back lines of 75' from the centerline of the street on which the lot fronts and 50' from the centerline of the street on which the lot sides. (5) All easements and reservations of record."

8. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, page 2591, and amendments thereto recorded in Volume M77, page 23644 and M77 at page 23645, Microfilm Records of Klamath County, Oregon.

9. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.

10. An easement, subject to the terms and provisions thereof, for electric line, being 10 feet in width, from Michael B. Jager, Margaret H. Jager and Clark J. Kenyon to Midstate Electric Cooperative, Inc., recorded August 22, 1978 in Volume M78, page 18615, Microfilm Records of Klamath County, Oregon.

11. An easement created by instrument, subject to the terms and provisions thereof, Recorded: April 1, 1986
Volume: M86, page 5331, Microfilm Records of Klamath County, Oregon
From: Henry and/or Sharon Arrington
To: Midstate Electric Cooperative, Inc.

12. An easement created by instrument, subject to the terms and provisions thereof, Recorded: April 1, 1986
Volume: M86, page 5353, Microfilm Records of Klamath County, Oregon
From: Henry Lee Arrington
To: Midstate Electric Cooperative, Inc.

13. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and in subject to registration as provided therein.

*** END ***

STATE OF OREGON: COUNTY OF KLAMATH; ss.

Filed for record at request of Richard G. Berry the 27th day
of June A.D., 19 97 at 3:26 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 20128

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kottman Kinn