

40776

Vol. 1197 Page 21516AFTER RECORDING RETURN TO:  
Bruce Calley

'97 JUL -9 P3:26

P.O. Box 1217EIKO, NV 89803Until a change is requested all tax  
statements shall be sent to the following  
address:AboveEscrow No. 3100-39113CR  
Order No. 31-39113CRMTC 41807  
WARRANTY DEED - STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

WILLIAM M. BERRIGAN and MARY L. HOWLETT, who took title as MARY L. BERRIGAN

Grantor, conveys and warrants to BRUCE CALLEY

Grantee, the following described real property free of encumbrances except as specifically  
set forth herein:LOTS 6, 7, 8 and 9 in Block 8 of TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, OregonThis 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.

## ENCUMBRANCES:

The premises are within and subject to powers of assessment of Antelope Meadows  
Special Road District; Subject to a 16 foot utility easement as shown on plat;  
Reservations & restrictions as contained in the plat dedication, to wit: "Subject  
to a 16 foot easement for future public utilities as shown on the annexed map and  
25 foot building setback on the front of all lots and a 20 foot building setback  
(Continued)

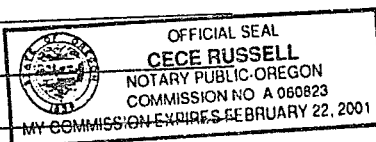
The true consideration for this conveyance is \$25,000.00

Dated June 24, 1997 ; if a corporate grantor, it has caused its name to be signed by  
order of its board of directorsWilliam M. BerriganMary L. HowlettSTATE OF OREGON, County of Washington ) ss.

This instrument was acknowledged before me on

June 25, 1997, by William M. Berrigan and Mary L. Howlett

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_  
of \_\_\_\_\_Cece Russell  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

on the side street lines, also subject to easements and reservations of record and add'l restrictions as provided in protective covenants; The effect, if any, of an Agreement recorded 6/14/85 in volume M85, page 8939, microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day  
of July A.D., 19 97 at 3:26 o'clock P M., and duly recorded in Vol. M97,  
of Deeds on Page 21516.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Rose