

44231

KEY TITLE & ESCROW COMPANIES

Vol 197 Page 28121

After recording return to: 51546 HIGHWAY 97 SUITE 1 TITLE ORDER NO: K-51120
 KENT VESTRE P.O. BOX 309 KEY ESCROW NO: 41-1088
 4317 PARKWOOD CT., APT. 21A PINE, OREGON 97739-97005
 BAKERSFIELD, CA 93309

Until a change is requested tax statements
 shall be sent to the following address:
 SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

DAVID E. BERES and KATHLEEN G. BERES, as tenants by the entirety Grantor,
 conveys and warrants to:

KENT VESTRE and DONNA VESTRE, husband and wife, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 130511

Map No: 23-09-13-C0-00400

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 consideration for this conveyance is \$19,500.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

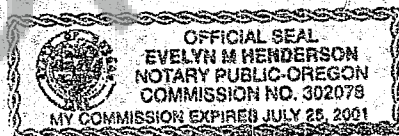
If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 22nd day of August, 1997.

GRANTOR(S):

David E. Beres
 DAVID E. BERES

Kathleen G. Beres
 KATHLEEN G. BERES



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on AUGUST 22, 1997,
 by DAVID E. BERES and KATHLEEN G. BERES

Evelyn M. Henderson
 Notary Public for Oregon

My commission expires: 7-25-01

Lot 3, Block 24, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 1997-98 A LIEN NOT YET PAYABLE.
2. Reservations and restrictions contained in Deed,
 Recorded : March 28, 1951 in Volume 246, page 165, Deed records of Klamath County, Oregon
 From : The Shevlin-Hixon Company
 As follows : "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set out created by instruments or proceedings shown by the public records of Klamath County, Oregon, or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
3. Restrictions shown on the recorded plat and contained in the dedication of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement and street reservations strip as shown on the annexed map."
4. An easement created by instrument, including the terms and provisions thereof,
 Recorded : June 5, 1973 in Volume M73, page 6939, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc.
 For : power line
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Recorded : June 5, 1973 in Volume M73, page 6940, Deed records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 27th day
 of August, A.D., 19 97 at 11:33 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 28121

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rasmussen