

37 SEP 11 P3:18

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45080 WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: ROBERT J. HIBBERD

GRANTEE: JOEL BERKHAM

Until a change is requested, all tax statements shall be sent to the following address:

JOEL BERKHAM
2336 NE 12TH
PORTLAND, OREGON 97215

Escrow No. 663714KTJ Title No. 42220

After recording return to:

JOEL BERKHAM
2336 NE 12TH
PORTLAND, OREGON 97215

MTG 42220

STATUTORY WARRANTY DEED

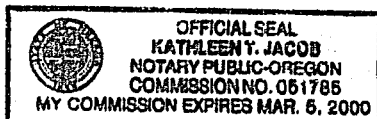
ROBERT J. HIBBERD AND VICKIE J. HIBBERD, AS TENANTS BY THE ENTIRETY Grantor, conveys and warrants to JOEL BERKHAM AND DEBBIE A. BERKHAM, AS TENANTS BY THE ENTIRETY Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:

Lot 3, Block 1, PLAT NO. 1223, BRIAN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SETBACK LINES AND EASEMENTS OF RECORD, IF ANY. 1997-98 TAXES, A LIEN DUE BUT NOT YET PAYABLE.

The true consideration for this conveyance is \$11,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of September 1997



Robert J. Hibberd
ROBERT J. HIBBERD
Vickie J. Hibberd
VICKIE J. HIBBERD

State of Oregon, County of Clackamas

The foregoing instrument was acknowledged before me this 9th day of September, 1997 by
ROBERT J. HIBBERD
VICKIE J. HIBBERD

Kathleen Y. Jacob
Notary Public for Oregon
My commission expires:

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 11th day of September A.D., 19 97 at 3:18 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 29891.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Jacob