

NS

65509

SEP -1 10:08

Vol. 1998 Page 32093

William L Ashford Trustee ⁹⁸
 Of the Ashford Trust of 1989
 and Eva McIntire
 4932 Sunnyview Rd. NE
 Salem, OR 97305
 Grantor's Name and Address

Victor Norman Berger and
 Bette Ann Berger
 4972 Sunnyview Rd. NE
 Salem, OR 97305
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 Victor Norman Berger and
 Bette Ann Berger
 4972 Sunnyview Rd. NE
 Salem, OR 97305
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Victor Norman Berger and
 Bette Ann Berger
 4972 Sunnyview Rd. NE
 Salem, OR 97305

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument
 was received for record on the 1st day
 of September, 1998, at
 10:08 o'clock A.M., and recorded in
 book/reel/volume No. M98 on page
 32093 and/or as fee/file/instru-
 ment/microfilm/reception No. 65509,
 Record of Deeds of said County.

Witness my hand and seal of County
 affixed.

Bernetha G. Letsch, Co. Clerk
 NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that William L Ashford Trustee and
Eva McIntire

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Victor Norman
Berger and Bette Ann Berger
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot three (3), Block ten (10), First Addition to River Pine
 Estates, according to the official plat thereof on file with
 the County Clerk of Klamath County, including set back lines
 shown thereon and subject to the Building and use Restrictions
 appurtenant thereto and on file in Vol. M-67, at page 3386, Deed
 Records, recorded May 5, 1967, and subject to Right of Way for
 electric lines granted to Midstate Electric Cooperative, Inc.
 recored M 67, pg. 3803.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

~~Subject to and benefitted by said Covenants, Conditions,~~
~~Restrictions, Reservation and right of way of record.~~

and that
 grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 25 day of August, 1998, if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

William L Ashford
Eva McIntire

STATE OF OREGON, County of Manon

This instrument was acknowledged before me on 25 August, 1998
 by William L Ashford

This instrument was acknowledged before me on 25 August, 1998
 by Eva McIntire



Traci M Burke
 Notary Public for Oregon
 My commission expires April 8, 2002

ok
 30-