

67043

MTC 45682-KJ  
WARRANTY DEEDVol. M98 Page 35871

'98 SEP 30 AM 127

DAVID RUTLEDGE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DONALD OLIVER BERRYESSA III and SHERI SYLVESTER-BERRYESSA, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

Lot 45, Block 3, Tract No. 1017, MOUNTAIN LAKE HOMESITES, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: .22716 Varney Creek Rd. Klamath Falls, OR 97601

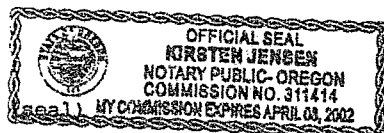
Dated this 28 day of SEPTEMBER, 1998.

David Rutledge  
DAVID RUTLEDGE

STATE OF OREGONSS. SEPTEMBER 28 19 98COUNTY OF KLAMATH

Personally appeared the above named DAVID RUTLEDGE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kirsten Jensen  
Notary Public for Oregon  
My commission expires                     

ESCROW NO. MT45682-KJ

STATE OF OREGON,  
County of Klamath SS.

Return to:

DONALD OLIVER BERRYESSA III  
.22716 Varney Creek Rd.  
Klamath Falls, OR 97601

Filed for record at request of:

Amerititle  
on this 30th day of September A.D. 1998  
at 11:27 o'clock A M. and duly recorded  
in Vol. M98 of Deeds Page 35871

Bernetha G. Letsch, County Clerk

By Kirsten Jensen  
Fee, \$30.00 Deputy.