68-402

FORM No. 633—WARRANTY DEED. 21642 VOL. M-68 PAGE 2799 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That VERNON D. BARTELS and LINDA L. BARTELS, husband and wife, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* KENNETH D. PAPLINSKI and BETTY J. PAPLINSKI, husband and wife, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

Lot 12 in Block 3 FIRST ADDITION TO TONATEE HOMES, Klamath County, Oregon.

SUBJECT TO: Contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage; reservations, restrictions, easements and rights of way of record, and those apparent on the land; all future taxes and assessments; and, subject, further, to that certain Trust Deed, including the terms and provisions thereof, dated November 19, 1965, recorded November 19, 1965, in M-65 at page 3915, given to secure the payment of $12,550.00 with interest thereon and such future advances as may be provided therein, executed by Thomas E. Benbrooks and Barbara R. Benbrooks, husband and wife, to Oregon Title Insurance Co., Trustee, for beneficiary, First National Bank of Oregon, which said Trust Deed Grantees herein assume and agree to pay according to the terms and provisions thereof and hold Grantors harmless therefrom.

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

And said grantor hereby covenants to and with said 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 as above set forth *and that grantor will warrant and forever defend the above granted 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 $13,600.00 ~~①(Whichever the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which))~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5 *day of* April, *19*68.

Vernon D. Bartels

Linda L. Bartels

STATE OF OREGON, County of Klamath) ss. April 5, *19*68

Personally appeared the above named VERNON D. BARTELS and LINDA L. BARTELS, husband and wife, *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Betty C. Puckett

(OFFICIAL SEAL) *Notary Public for Oregon*

My commisison expires 12/27/71

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Vernon D. Bartels, et ux

TO

Kenneth D. Paplinski et ux

AFTER RECORDING RETURN TO

Mr & Mrs Kenneth D. Paplinski
4491 Merrill Lane
Klamath Falls, Ore.

No. 633

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 10 *day of* April, *19*68, *at* 11:39 *o'clock* A.M., *and recorded in book* M-68 *on page* 2799 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk *Title.*

Fee 1.50 12

By Beverly J. Hughes *Deputy.*