

43353

## WARRANTY DEED

Vol. 10 Page 3124

KNOW ALL MEN BY THESE PRESENTS, That NIKOLAI PUNKT and LYDIA M. PUNKT, husband and wife, 980 Jefferson St., Monterey, California 93940 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYDIA P. AYBAR AND SVETLANA N. BRUBAKER tenants in common each with an un-, 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:

TOWNSHIP 34 South, Range 8 East, W.M.  
Section 21: North 1/2 of Southeast 1/4 of Northeast 1/4 of Southwest 1/4. (5 acres)

This conveyance is made subject to the easements set forth in Exhibit "A" attached hereto and made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 hereinabove set forth,

and that 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.

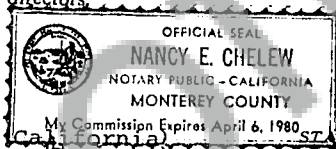
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 10th day of January, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



NIKOLAI PUNKT

LYDIA M. PUNKT

STATE OF OREGON

County of MontereySTATE OF OREGON, County of Monterey19 1978County of MontereyPersonally appeared Nikolai Punkt & Lydia Punkt and Lydia Punkt who, being duly sworn,

Personally appeared the above named

Nikolai Punkt &amp; Lydia M. Punkt

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for California My commission expires: April 6, 1980

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Nikolai Punkt & Lydia M. Punkt  
980 Jefferson Street  
Monterey, California 93940

Lydia P. Aybar & Svetlana N. Brubaker, 17300 S.W. 109th Ave.  
Miami, Florida 33157

After recording return to:

Lawrence Weiner, Esq.  
Suite 1260, First Federal Bldg.  
One S.E. 3rd Ave. Miami, Fla.  
33131

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

LYDIA P. AYBAR  
17300 S.W. 109th Avenue  
Miami, Fla. 33157

STATE OF OREGON,

County of Monterey

I certify that the within instrument was received for record on the day of January, 19 1978, at 10 o'clock A.M., and recorded in book 10 on page 3124 or as file/reel number 10-3124. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Nikolai Punkt & Lydia Punkt Recording Officer  
Deputy

## EXHIBIT "A"

3125

Easements, rights of way of record, and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed and;

Also over and across a 60 ft. wide strip of land laying west and parallel to the easterly boundary of that part of Northwest 1/4 of Northwest 1/4 of Section 28, Township 34 South, Range 8 East, W.M. that lays north of Sprague River Highway and;

Also over and across a 60 ft. wide strip of land laying north and parallel to the southerly boundary of Southeast 1/4 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 ft. wide strip of land laying west and parallel to the easterly boundary of West 1/2 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 ft. wide strip of land laying east and parallel to the westerly boundary of Southeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 ft. wide strip of land laying north and parallel to the southerly boundary of Southwest 1/4 of Southwest 1/4 of Northeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of February A. D. 1978 at 3:31 clock P.M., and

truly recorded in Vol. M78, of Deeds on Page 3124

Wm D. MILNE, County Clerk

By Bernetha D. Ketch

Fee \$6.00