

MOUNTAIN TITLE COMPANY

84039

WARRANTY DEED MTC-88964 Vol. 40 Page 839

KNOW ALL MEN BY THESE PRESENTS, That Jennie Jones G.oss who took title as Jennie Jones hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael L. Kaibel and Linda S. Kaibel, 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:

A tract of land situated in Government Lot 3 in Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Government Lot 3; thence East 255 feet to the true point of beginning; thence North parallel to the West line of said Lot 3, 511.25 feet; thence East parallel with the North line of said Lot 3, 256.25 feet; thence South parallel to the West line of said Lot 3, 511.25 feet; thence West parallel with the North line of said Lot 3, 256.25 feet to the true point of beginning.

(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 stated on the reverse of this deed, or those apparent upon the land, if any as of the date of this deed.

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 \$ 27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.930-).

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 5th day of May, 1980; 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)

Jennie Jones G.oss  
Jennie Jones G.oss

STATE OF OREGON, }  
County of Klamath } ss.  
May 5th, 19 80.

Personally appeared the above named Jennie Jones G.oss and acknowledged the foregoing instrument to be voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: July 13, 1981

STATE OF OREGON, County of ss.  
Personally appeared and who, being duly sworn, 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

a corporation, 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 Oregon  
My commission expires:

Jennie Jones G.oss  
GRANTOR'S NAME AND ADDRESS  
Michael L. Kaibel and Linda S. Kaibel  
P.O. Box 681  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

8396

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. Reservations as contained in Patent from United States of America recorded in Volume 42, page 20, Records of Klamath County, Oregon, to wit:  
"subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Mountain Title Co.  
this 7th day of May A. D. 19 80 at 11:06 clock A.M., on  
filed recorded in Vol. M80, of Deeds on Page 8395

Wm D. MILNE, County Clerk

By Theresa A. Deloch

Fee \$7.00