

1-1-74

88224

WARRANTY DEED

Vol. 1780 Page 15158



KNOW ALL MEN BY THESE PRESENTS, That MARK FRANK KUPLANT and CHARLENE ANNE KUPLANT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE W. SIBSEY

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:

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however, to the following:

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. Subject to an easement for road purposes as contained in Deed recorded April 28, 1964 in Volume 352, page 504, Deed Records of Klamath County, Oregon, to wit:

"This conveyance is made subject to a 60 foot easement for road along the Southerly border, and an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any and all reservations heretofore made by our predecessors in interest."

(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 noted of record as of the date of this deed and 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 \$21,500.00.

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 93.030.)

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 11th day of July, 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)

Mark Frank Kuplent

Mark Frank Kuplent

Charlene Anne Kuplent

Charlene Anne Kuplent

STATE OF OREGON, County of _____ ss.

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Personally appeared _____ and

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:

STATE OF OREGON, _____ ss.

County of Klamath 11 19 80

Personally appeared the above named

Mark Frank Kuplent and Charlene Anne Kuplent

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-12-88

Mark & Charlene Kuplent
29907 Camas Swale Road
Creswell, Ore. 97426

GRANTOR'S NAME AND ADDRESS

Clarence W. Sibsey
2142 Wilkins Ave
Napa, Calif. 94558

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence W. Sibsey
General Delivery
Chiloquin, OR 97624

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

Clarence W. Sibsey
General Delivery
Chiloquin, OR 97624

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of August, 1980, at 12:00 o'clock P.M., and recorded in book/reel/volume No. M80 on page 15158 or as document/fee/file/instrument/microfilm No. 88224, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha J. DeLoach Deputy

Fee \$3.50