

OA

53139

ASPEN M-28827
WARRANTY DEED

Vol 1485 Page 14636

KNOW ALL MEN BY THESE PRESENTS, That PAUL E. CULBERTSON and REBECCA L. CULBERTSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAYNARD R. BARTEL and DONNA BARTEL, 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 8, Block 8, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

(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 Those set out in Exhibit "A" attached hereto

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 \$63,000.00

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 3RD day of September, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Paul E. Culbertson by Rebecca Culbertson atty in fact
Rebecca E. Culbertson

STATE OF OREGON, } ss.
County of Klamath }
September 19, 1985

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

Personally appeared the above named _____
PAUL E. CULBERTSON and
REBECCA L. CULBERTSON
and acknowledged the foregoing instrument to be _____ 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 Oregon
My commission expires: 6-16-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Paul E. Culbertson
Rebecca L. Culbertson

GRANTOR'S NAME AND ADDRESS

Maynard R. Bartel
Donna Bartel
6740 Milbert, Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Bartel c/o Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SEP 11 AM 11 40

EXHIBIT "A"

14637

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated : March 11, 1940
 Recorded : April 5, 1940
 Book : 128 Page: 267
 In favor of : California Oregon Power Company
 For : Pole and Lines
3. Easements covering water mains running to well site described in Deed Book 285 at page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
4. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina
5. An easement created by instrument, including the terms and provisions thereof,
 Dated : November 1, 1974
 Recorded : November 21, 1974
 Book : M-74
 Page : 15002
 In favor of : S.O. Cable T.V.
 For : Communications purposes

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 10th day of September, 1985, personally appeared Rebecca Culbertson, who, being duly sworn (or affirmed), did say that she is the attorney in fact for Paul E. Culbertson and that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Darlene J. Tucker
 (Signature)

commission ends 6/16/88

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
 of September A.D., 1985 at 11:40 o'clock A.M., and duly recorded in Vol. M85
 of Deeds on Page 14636

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

Tom Smith