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#01035407 WARRANTY DEED

AFTER RECORDING RETURN TO: ELLA M. STARRS 3904 Calle Real San Clemente, CA. 92672

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

LOIS F. SEIBT and KARL E. SEIBT, hereinafter called GRANTOR(S), convey(s) to ELLA M. STARRS, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of the W 1/2 NW 1/4 NW 1/4 lying Southwesterly of the Keno Worden Road in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Code 22 & 8, Map 4008-21B0, TL 200.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) Easement, including terms and provisions thereof, recorded December 15, 1937 in Book 113, page 377. 3) Easement, including terms and provisions thereof, recorded December 22, 1931 in Book 96, page 441. 4), Release, including terms and provisions thereof, recorded December 23, 1931 in Book 96, page 440.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$16,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of July, 1990.

Э, fore. 'er LOIS F. SEIBT

July 25, 1990.

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Karl E. Seith by Loist Seith KARL E. SEIBT ATTY in ATTY IN FACT

STATE OF OREGON, County of Klamath)ss.

personally appeared the above named LOIS F. SEIBT, individually and as atty in fact for KARL F. Party acknowledged the foregoing instrument to be their Woltentary act and deed., and the voluntary act and deed of Karl E. Seibt.

Before me: W Publiq Before me: Worlene . Adding Notary Public for Oregon My Commission Expires: March 22, 1993. 702



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## STATE OF OREGON: COUNTY OF KLAMATH: ss.

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