



#01035408  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Paul D. Blakeley  
and Ingrid P. 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, who acquired title as LOIS P. SEIBT and JAMES L. SEIBT, hereinafter called GRANTOR(S), convey(s) to INGRID P. STARRS, a single woman; as to a one-half interest and (PAUL D. BLAKELEY and ILONA U. BLAKELEY, husband and wife), as to a one-half interest; not as tenants in common, but with rights of survivorship as to each one-half interest, that is the fee shall vest in the survivor of the Grantee of each one-half interest, all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 the terms and provisions thereof, recorded December 15, 1937 in Book 113, page 377. 3) Release, including the terms and provisions thereof, recorded December 23, 1931 in Book 96, page 440, Deed Records. 4) Easement, including the terms and provisions thereof, recorded December 22, 1931 in Book 96, page 441, Deed Records..

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 \$11,000.00.

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 17th day of July, 1990.

*James L. Seibt by Lois F. Seibt*  
JAMES L. SEIBT      ATTY IN FACT

*Lois F. Seibt*  
LOIS F. SEIBT

STATE OF OREGON, County of Klamath)ss.

July 25, 1990

Personally appeared the above named Lois F. Seibt, individually and as atty in fact for James L. Seibt and acknowledged to the foregoing instrument to be their voluntary act and deed, and the voluntary act and deed of said principal.

Before me: *W. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

90 JUL 30 PM 3 56

## EXHIBIT "A"

That portion of the N 1/2 SW 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, EXCEPTING THEREFROM that portion thereof described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00 degrees 33' 00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00 degrees 33' 00" West 354.60 feet to an iron rod; thence South 89 degrees 52' 44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31 degrees 09' 51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89 degrees 52' 44" West 965.64 feet to the true point of beginning.

CODE 22 MAP 4008-21B0 TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of July A.D., 19 90 at 3:56 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 15200.

FEE \$33.00

Evelyn Biehn County Clerk

By *Deborah Muelendore*