

57504

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That 29293-MK  
SOUTH VALLEY STATE BANK an OREGON BANKING CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD CULPEPPER and MARIE A. CULPEPPER, TENANTS BY THE ENTIRETY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 11 in Block 1, TRACT NO. 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1959 TRANS Mobile Home, License Number AE2759-tab Number 8140674 which is situate on the real property described herein.

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"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the 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 5th day of February, 19 93; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
February, 19 93.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this Feb. 5th, 1993, by Duane Bodtker, Asst. Vice president, and by \_\_\_\_\_ secretary of \_\_\_\_\_

South Valley State Bank  
an Oregon corporation, on behalf of the corporation.  
Notary Public for Oregon Bonnie Applebaker  
My commission expires: 7-12-96 (SEAL)

South Valley State Bank  
803 Main Street  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Richard & Marie A. Culpepper  
P.O. box 7728  
Klamath Falls, OR 97602  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard & Marie A. Culpepper  
P.O. Box 7728  
Klamath Falls, OR 97602  
NAME, ADDRESS, ZIP

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

Richard & Marie A. Culpepper  
P.O. box 7728  
Klamath Falls, OR 97602  
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was received for record on the 12th day of Feb., 19 93, at 9:01 o'clock A M., and recorded in book M93 on page 3126 or as file/reel number 57504.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Rachael Mendenhall Deputy

Fee \$30.00

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