

63959

Vol. 1798 Page 28701

After recording return to: '98 AUG -5 P1:09

KENNETH J. SEIBER

32060 BELINGER SCALE RD.

LEBANON, OR 97355

TITLE ORDER NO: K-52539

KEY ESCROW NO: 41-1601

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CECIL E. LAYMAN and BARBARA A. LAYMAN, as tenants by the entirety Grantor,
conveys and warrants to:

KENNETH J. SEIBER and PAMELA J. SEIBER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: R8583

Map No: 2309-01300-00200

Tax Account No: R126802

Map No: 2309-01300-00200

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$38,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

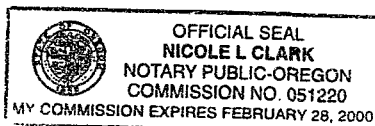
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 4th day of August, 1998.

GRANTOR(S):

Cecil E. Layman
CECIL E. LAYMAN

Barbara A. Layman
BARBARA A. LAYMAN



STATE OF OREGON, County of Deschutes, ss.

This instrument was acknowledged before me on 8/4, 1998,
by CECIL E. LAYMAN and BARBARA A. LAYMAN

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"

The SW 1/4 NW 1/4 NE 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
 SAVING AND EXCEPTING a strip of land 60 feet in width for road and utility purposes, conveyed to Klamath County, Oregon, by Deed recorded February 21, 1990 in Volume M90, page 3288, Deed records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
2. Reservation as contained in Deed
 Recorded : October 23, 1974 in Volume M74, page 13831, Deed records of Klamath County, Oregon
 From : H.C. Miltenberger & Sons
 To : Cecil E. Layman and Barbara A. Layman
 As follows : Reserving unto the grantor, until such time that the N1/2 NE1/4 of Section 13, Township 23 South, Range 9 EWM, Klamath County, Oregon, is conveyed by Deed to Grantee, an easement for ingress and egress of a sufficient width for automobile traffic from the present county or public road that crosses the South portion of the property conveyed by this deed to the NE1/4 NE1/4 of said Section 13."
3. A 30 Foot Easement for the benefit of public use for the Southerly portion of described property herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day
 of August A.D., 19 98 at 1:09 o'clock P.M., and duly recorded in Vol. M98
 of Deeds on Page 28701.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross