

## WARRANTY DEED

56316

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This Indenture Witnesseth, THAT Louis E. Leppert, Sr., and Genevieve Leppert, ~~xxx~~ formerly Genevieve Hall, said Louis E. Leppert, Sr., being sometimes known as Louis E. Leppert, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Pacific Power & Light Company, a Maine corporation its successors and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel 1: Lot 3 and the N $\frac{1}{2}$  of Lot 4, Block 4, SHIPPINGTON ADDITION to the City of Klamath Falls, Oregon.

Parcel 2: S $\frac{1}{2}$  of Lot 4 and all of Lots 5 and 6, Block 4, SHIPPINGTON ADDITION to the City of Klamath Falls, Oregon, according to the official records thereof on file in Klamath County, Oregon.

Parcel 3: Lots 8 and 7 of Block 4 of SHIPPINGTON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, excepting the Northeast portion of said Lot 7 measuring 25' on the East and West and 40' in length conveyed to Cal. Ore. Power Company by deed Vol. 48, page 108, Records of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Reservations contained in deed recorded August 23, 1935, Vol. 105 of Deeds, page 138, Records of Klamath County, Oregon; Rights of way easement to California Oregon Power Company, recorded August 9, 1917, in Vol. 48, page 108, Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 14,000.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd day of September, 1971

*Louis E. Leppert, Sr.* (SEAL) *Genevieve Leppert* (SEAL)  
A.A. Leppert, Jr. (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. September 8th, 1971

Personally appeared the above named Louis E. Leppert, Sr., Genevieve Leppert and Louis E. Leppert, Jr.,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Notary Public for Oregon.  
My commission expires 8-5-75

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of September, 1971, at 11:45 o'clock A.M., and recorded in book 9725 on page 9725 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Wm. D. Milne* County Clerk-Recorder  
Deputy

Fee \$1.50

Return  
Pacific Power & Light  
403 Main  
Klamath Falls, Oregon  
97601

at Dick Davis

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