

39486

WARRANTY DEED

Page 22860

KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING COMPANY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS E. LEPPERT and GENEVIEVE A. LEPPERT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 2, in Block 15 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon.

SUBJECT TO:

3. Utility easement shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Covenants, conditions restrictions and easements imposed by instrument recorded in Vol. M76, page 13888, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

EXCEPT THOSE AS SET FORTH ABOVE

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 \$43,557.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23rd day of November, 1977; 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.

WAYNE HURLEY BUILDING COMPANY, INC.

(If executed by a corporation, affix corporate seal)

by Jessie W. Hurley  
Jessie W. Hurley, President

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
November 23, 1977

Personally appeared Jessie W. Hurley xxx

\_\_\_\_\_, who, being duly sworn, did say that \_\_\_\_\_ is the president of \_\_\_\_\_ Building Company, Inc.

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: 7/19/78

(OFFICIAL SEAL)

Hurley Building Co. Inc.

GRANTOR'S NAME AND ADDRESS

Leppert

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Louis Leppert  
5081 Laurelwood Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs  
General Services Building  
Salem, Oregon 97310  
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 23rd day of NOVEMBER, 1977, at 3:15 o'clock P.M., and recorded in book M71 on page 22860 or as file/reel number 39486.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By Bernetha J. Leppert Recording Officer Deputy

FEE \$ 3.00