

56107

- WARRANTY DEED -

DAVID OWEN PEPPLER and MARILYN JANE PEPPLER, Grantors, warrant and convey to LESTER E. SPENCER and NELLIE MAE SPENCER, husband and wife, Grantees, the following-described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of Lot 49 of OLD ORCHARD MANOR, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 49, thence South along the East line of said Lot, 51.4 feet to a point; thence West parallel to the North line of said Lot to a point on the West line of said Lot which is 51.4 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 49 and Lot 48 to a point on the West line of said Lot 48 which is 25.7 feet North of the Southwest corner of said Lot 48; thence East parallel to the South line of said Lot 48 to a point on the East line of said Lot 48, which is 25.7 feet North of the Southeast corner of said Lot 48; thence South along the East line of said Lots to the point of beginning,

and covenant that grantors are owners of the above-described property, free of all encumbrances, except taxes for 1978-79 which are now a lien but are not yet payable; contract and/or lien for irrigation and/or drainage; assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; reservations and restrictions contained in the dedication of Old Orchard Manor; Conditions and restrictions contained in that certain Declaration of Conditions and Restrictions recorded February 20, 1951 in Vol. 245 of Deeds on page 361, records of Klamath County, Oregon, and to easements and rights of way of record or apparent on the land, 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 Fifty-Two Thousand (\$52,000.00) DOLLARS.

Until a change is requested, all tax statements shall be sent to:

131 Fed, K Falls

Dated this 25th day of September, 1978.

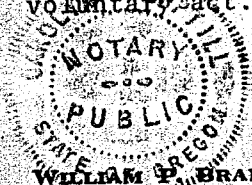
David O. Pepple
Marilyn J. Pepple

STATE OF OREGON

County of Klamath

} SS September 3, 1978

Personally appeared the above named DAVID OWEN PEPPLER and MARILYN JANE PEPPLER, and acknowledged the foregoing instrument to be their voluntary act. Before me:



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Carolyn J. Dupont
Notary Public for Oregon

My Commission expires: May 16, 1981

82 2 114 4 130 81

STATE OF OREGON,

County of Douglas

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 3rd day of October, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David O. Pepple

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Wm J. Bentley

Notary Public for Oregon,

My Commission expires 12/2/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Klamath County Title Co.

Filed for record at request of

4th day of October A. D. 1978 at 2:28 clock PM, and

uly recorded in Vol. M78, of Deeds on Page 22112

Wm D. MILNE, County Clerk

By Bernetha Chetich

Fee \$6.00

KC TC

David O. Pepple

22 September 2, 1978

NOTARY PUBLIC FOR OREGON

David O. Pepple

18/10/78

NOTARY PUBLIC FOR OREGON