

T/A 38-18936-1-A

68828

WARRANTY DEED (INDIVIDUAL)

Vol. M79 Page 13734

WESTERN SUN PROPERTIES, an estate in fee simple

LOUIS E. LEPPERT, JR. and VERLEE K. LEPPERT, husband and wife hereinafter called grantor, convey(s) toof Klamath, State of Oregon, described as: all that real property situated in the County

Lot 3, Block 48, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls. 2. An easement recorded June 12, 1930 in Book 91 at page 353. Recorded September 23, 1930 in Book 93 at page 61 in favor of City of Klamath Falls, Oregon for Sewer.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated above.

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 \$ 58,500.00.Dated this 6-11 day of 19 JUNE, 1979.Steven C. JosseSTATE OF OREGON, County of KLAMATH) ss.on this date, June 11, 1979 personally appeared the above named Steven C. Josse and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Nancy Smith

Notary Public for Oregon

My commission expires: 2-20-82

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

WESTERN SUN PROPERTIES

TO

LEPPERT

After Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. & Mrs. Louis E. Leppert, Jr.
222 West Oregon Ave.
Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of Klamath) ss.I certify that the within instrument was received for record on the 11th day of June, 1979, at 3:50 o'clock P. M. and recorded in book 13734 on page 13734 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Reginald E. Minter Deputy

Fee \$4.00