

38-20843-3-1

78845

WARRANTY DEED (INDIVIDUAL)

m

79

Page

29939

RICHARD M. LEPLEY and JUDITH M. LEPLEY, husband and wife

GAIL MARK LEPLEY and CONSTANCE CLYDENE LEPLEY, husband and wife

of Klamath, State of Oregon, described as:

The North 70 feet of Lots 19, 20, 21 & 22, Block 7, St. FRANCIS PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations and restrictions, as shown in deed from Marius Peterson and Eve Petersen, husband and wife, to Pete T. Anderson and Joan Anderson, husband and wife, dated October 7, 1938, recorded October 10, 1938, Book 118, Page 111, in deed rec ords of Klamath County, Oregon.
5. Continued on reverse side

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned 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 \$ 36,685.00

Dated this 31 day of December, 19 79

Richard M. Lepley
RICHARD M. LEPLEY
Judith M. Lepley
JUDITH M. LEPLEY

STATE OF OREGON, County of Klamath

) ss.

December 19 79 personally appeared the above named Richard M. Lepley and Judith M. Lepley and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Ricci
NOTARY PUBLIC-OREGON
My Commission Expires 4/1/83

Notary Public for Oregon

My commission expires:

- * 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 whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: \$ send taxes too:
Mrs Mrs Mark Lepley
2531 24th St
Klamath Falls, OR
97601

STATE OF OREGON,

) ss.

County of
I certify that the within instrument was received for record on the day of 19 at o'clock M. and recorded in book on page Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title

By

Deputy

29940

5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$10,000.00

Dated : October 8, 1975
Recorded : October 9, 1975 Book: M-75 Page: 12492
Mortgagor : Richard M. Lepley and Judith M. Lepley
Mortgagee : First Federal Savings and Loan Association of Klamath Falls, Oregon a corporation.

WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of December A. D. 1979 at 3:31 o'clock P.M., on

filed recorded in Vol. M79, of Deeds on Page 29939

Wm D. MILNE, County Cl-

Fee \$7.00

By Bernice H. Ketch