

MAX E. LEWIS and HAZEL B. LEWIS, husband and wife

, hereinafter called grantor, convey(s) to
GAIL M. LEPLEY and CONSTANCE C. LEPLEY, husband and wifeof Klamath, State of Oregon, described as:

(See attached "Exhibit A" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached "Exhibit A"

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 \$ 25,000.00.*Dated this 1st day of July, 1981.

MAX E. LEWIS

HAZEL B. LEWIS

STATE OF OREGON, County of Klamath) ss.On this 1st day of July, 1981 personally appeared the above named
MAX E. LEWIS and HAZEL B. LEWIS and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7/14/85

- * 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)

LEWIS

TO

LEPLEY

After Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. and Mrs. Gail M. Lepley
2531 Gettle Street
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

DESCRIPTION

11957

PARCEL 1

Lots 1 and 2, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2

AND AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point on the Southerly line of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, where the lot line common to Lots 1 and 2, Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from point of beginning herein described, Southeasterly along the Southerly side of Front Street 100.0 feet, said Southerly side of Front Street being the Northerly boundary of lands herein conveyed; thence at right angles to the Southerly side of Front Street to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point Southerly from point of beginning and at right angles to Southerly line of Front Street; thence Northerly to point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian.

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Agreement, including the terms and provisions thereof

Dated : August 24, 1943
Recorded : October 1, 1943 Book: 159 Page: 11
To : California Oregon Power Company
For : Water mains and electric pole and wire lines
(Affects portion Lot 10 in Sec. 30, Twp 38 S, R 9 EWM)

3. An easement created by instrument, including the terms and provisions thereof

Dated : October 25, 1974
Recorded : November 1, 1974 Book: M-74 Page: 14197
In favor of : City of Klamath Falls
For : Exclusive easement for storm sewer construction, operation and maintenance
(Affects portion Lot 10 in Sec. 30, Twp 38 S, R 9 EWM)

4. An easement created by instrument, including the terms and provisions thereof

Dated : October 25, 1974
Recorded : April 3, 1979 Book: M-79 Page: 7318
In favor of : City of Klamath Falls
For : Exclusive easement for storm sewer construction, operation and maintenance
(Affects portion Lot 10 in Sec. 30, Twp 38 S, R 9 EWM)

5. City Improvement No. 273

Docketed : May 7, 1980 Card No.: 6
Amount : \$3,569.74
Balance : \$2,183.24

(Affects Parcel 1)

WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL, STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

1st day of July A.D., 1981 at 3:41 o'clock P M., and duly recorded in

Vol. M81 of Deeds on page 11956.

Fee \$ 7.00

EVELYN BIEHN

COUNTY CLERK

By *Lernice A. Smith* Deputy