

45949

MTC# 14937-4

WARRANTY DEED

Vol. 162 Page

85 FEB 15 AIO:15

KNOW ALL MEN BY THESE PRESENTS, That

GENE R. LAMBERT and BARBARA J. LAMBERT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GAIL MARK LEPLEY and CONSTANCE C. LEPLEY, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land if any, as of the date of this deed

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 \$10,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 8th day of FEB, 1985; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Yamhill

February 8, 1985

Personally appeared the above named
Gene R. Lambert & Barbara J.
Lambert

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 12-21-85

STATE OF OREGON, County of

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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:

(OFFICIAL SEAL)

GENE R. & BARBARA J. LAMBERT

GRANTOR'S NAME AND ADDRESS

GAIL MARK LEPLEY & CONSTANCE C. LEPLEY
1415 Main
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By

Deputy

DESCRIPTION

2331

A portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to the City of Klamath Falls, 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 of Front Street, thence from point of beginning herein described, Southerly and at right angles to the Southerly line of Front Street, to the shore line of Upper Klamath Lake, thence Northwesterly along said shore line to the Southeast corner of property heretofore deeded to John Worden on March 19, 1920, Volume 52, page 343, Klamath County Deed Records, thence along the Easterly line of said Worden property, (and at right angles to the Southerly side of Front Street) to its intersection with the Southerly side of Front Street, (said Southerly side of Front Street being the Northerly boundary of lands herein conveyed) 175.75 feet more or less to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Upper Klamath Lake.
3. Reservations and easements as contained in Deed Volume 158, page 436, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, granted to California Oregon Power Company, a corporation, for raising and/or lowering the water level of Upper Klamath Lake.
5. An easement created by instrument, including the terms and provisions thereof,
 Dated: August 10, 1979
 Recorded: August 10, 1979
 Volume: M79, page 19079, Microfilm Records of Klamath County, Oregon
 Re-recorded: August 17, 1979
 Volume: M79, page 19627, Microfilm Records of Klamath County, Oregon
 Grantor: Gene R. Lambert and Barbara J. Lambert, husband and wife
 Grantee: Ronald L. Pribble and Katherine A. Pribble, husband and wife
 For: A 25 foot easement for ingress and egress
 Affects: Lot 20, Block 41, BUENA VISTA ADDITION to the City of Klamath Falls
6. City Lien for the amount herein stated including costs
 Unit Number: 294
 Card: 24
 Amount: \$1,655.48, plus interest

The grantees as they appear on the reverse of this deed, agree to assume said lien and to pay said lien in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 15th day of February A.D. 19 85 at 10:15 o'clock A M., and
 duly recorded in Vol. M85 of Deeds on Page 2330

Fee: \$9.00

By EVELYN BIEHN, County Clerk
Pam Smith