

63250

M-29978

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 1186 Page 11560

ZONA E. LEPLY

\_\_\_\_\_, hereinafter called grantor,  
convey(s) to DAVID S. PETE and BERNADINE L. PETE, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

All of the Southeast quarter of the Southeast Quarter of Section 14,  
Township 38 South, Range 11½ East of the Willamette Meridian, in the  
County of Klamath, State of Oregon, lying Southeast of the Lakeview  
Highway,

ALSO all of the Northeast quarter of the Northeast quarter of Section 23,  
Township 38 South, Range 11½ East of the Willamette Meridian, lying South-  
east of the Lakeview Highway, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE  
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-  
MENT TO VERIFY APPROVED USES."

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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE 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 \$ 30,000.00. However, the actual con-  
sideration for this transfer is the property or value given or promised which is the whole consideration  
and which is the subject of this deed. It is not applicable. See ORS 93.030.

In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of June,

19 86.

Zona E. Lepley  
Zona E. Lepley

STATE OF OREGON, County of Klamath )ss.

July 8 / 86, 19 86.

Personally appeared the above named Zona E. Lepley and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me: Landra Handscher  
Notary Public for Oregon  
My Commission Expires: 7/23/89

Zona E. Lepley

GRANTOR'S NAME AND ADDRESS

David S. &amp; Bernadine L. Pete

GRANTEE'S NAME AND ADDRESS

After recording return to:

David S. &amp; Bernadine L. Pete

P. O. Box 29

Blachly, Oregon 97412

NAME, ADDRESS, ZIP

Until a change is requested of tax statements shall be sent to the following address.

David S. &amp; Bernadine L. Pete

P. O. Box 29

Blachly, Oregon 97412

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/fee/file/  
instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

11561

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
3. Easement in favor of The Pacific Telephone & Telegraph Company, recorded January 29, 1953 in Book 259 at page 34.
4. Easement in favor of A. M. Lepley, recorded March 24, 1954 in Book 266 at page 123.
5. Easement in favor of A. M. Lepley, recorded March 24, 1954 in Book 266 at page 125.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 1st day  
of July A.D., 19 86 at 3:24 o'clock P M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 11560.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *[Signature]*