

74084



30918

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 184 Page 7431

RICHARD W. BOERGER and CAROL S. BOERGER, husband and wife

convey(s) to DAVID E. LEPPERT and CORLYN M. LEPPERT, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lots 13, 14 and 15, Block 24, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 DEPARTMENT TO VERIFY APPROVED USES."

By CM
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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$ 33,226.60. ~~THIS DEED IS VOID AND VOIDABLE IF THE WHOLE OR PART OF THE CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHEN THE WHOLE OR PART OF THE CONSIDERATION IS NOT SET OUT IN EXHIBIT "A" ATTACHED HERETO.~~
~~Indicate which by (Delete between symbols) if 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 15 day of April, 19 87.

[Signature]
Richard W. Boerger
[Signature]
Carol S. Boerger

Idaho
STATE OF OREGON, County of May Pass)ss.

On this 24 day of April, 19 87.

Personally appeared the above named Richard W. Boerger and Carol S. Boerger

instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

[Signature]
Notary Public for Oregon *Idaho*
My Commission Expires: 3/25/88

Richard W. Boerger

Carol S. Boerger

GRANTOR'S NAME AND ADDRESS

David E. Leppert

Corlyn M. Leppert

GRANTEE'S NAME AND ADDRESS

After recording return to:

David E. & Corlyn M. Leppert

1905 Sargent

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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

87 MAY 1 PM 3 01

EXHIBIT "A"

7432

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 - Grantor : Ronald C. Kelly and Diana L. Kelley
 - Trustee : Mountain Title Company
 - Beneficiary : First National Bank
 - Dated : June 30, 1977
 - Recorded : June 30, 1977
 - Book : M-77
 - Page : 11542
 - Amount : \$24,300.00

WHICH, said Trust Deed, the Grantees herein agree to assume and pay according to the terms and provisions contained therein.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 - Grantor : Richard W. Boerger and Carol S. Boerger, husband and wife
 - Trustee : Transamerica Title Insurance Company
 - Beneficiary : Diana L. Walters
 - Dated : January 31, 1983
 - Recorded : February 8, 1983
 - Book : M-83
 - Page : 1943
 - Amount : \$11,735.11

WHICH, said Trust Deed, the Grantee herein agree to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 1st day
 of May A.D., 19 87 at 3:01 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 7431

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]