

KCTC-40368

84591

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GERALD WILLIAM BERCOVITZ and EVELYN BERCOVITZ, husband and wife, hereinafter called "grantors", for the consideration hereinafter stated to grantors paid by GAIL MARCUM LEPLEY and CONSTANCE C. LEPLEY, husband and wife, and ROBERT PETRIK and JEANNE PETRIK, husband and wife, hereinafter called "grantees", do hereby grant, bargain, sell and convey an undivided one-half interest each to said grantees, their heirs, successors and assigns, in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to-wit:

Lots 4, 5, 6 and 7, Block 1, CANAL ADDITION to the City of Klamath Falls, Oregon. Also the southerly part of Lot 3, Block 1, CANAL ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at the corner of Lots 3, 4 and 5; thence southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to the alley; thence Southwest along the northwesterly line of the alley 12.42 feet to the South corner of Lot 3; thence northwesterly on the line between Lots 3 and 5, 16.69 feet; thence North 20.42 feet to the point of beginning.

SUBJECT TO: E.I.D. Assessments of the City of Klamath Falls.

TO HAVE AND TO HOLD THE SAME unto said grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with grantees, their heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as stated above, and that grantors will warrant and forever defend 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 \$200,000.00.

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.

IN WITNESS WHEREOF, grantors have executed this instrument this 22nd day of February, 1988.

Gerald William Bercovit
Evelyn Bercovit

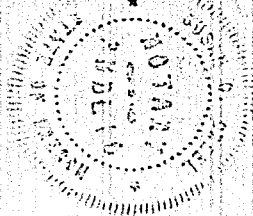
STATE OF OREGON

County of KLAMATH

ss. February 22, 1988

Personally appeared the above-named GERALD WILLIAM BERCOVITZ and EVELYN BERCOVITZ, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Susan C. Peel
NOTARY PUBLIC FOR OREGON
My commission expires 6-21-88

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AFTER RECORDING, RETURN TO:
 Mr. + Mrs. Hail Lepley +
 Mr. + Mrs. Robert Petrik
 1415 Main Street
 Klamath Falls, Oregon 97601

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

Mr. + Mrs. Hail Lepley +
 Mr. + Mrs. Robert Petrik
 1204 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Company the _____ 23rd day
 of February _____ A.D., 19 88 at 9:01 o'clock A.M., and duly recorded in Vol. _____ M88,
 of _____ Deeds on Page 2521.
 Evelyn Biehn, _____ County Clerk
 By _____ Pam Smith

FEE \$15.00