

92556

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M88 Page 17147

KNOW ALL MEN BY THESE PRESENTS, That

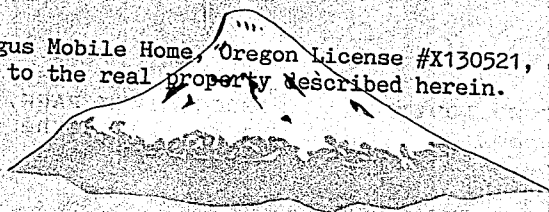
WILLIAM F. MOORE and LILLIE G. MOORE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL W. HEPNER and SYLVIA M. HEPNER, husband and wife

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH a 1959 Argus Mobile Home, Oregon License #X130521, Serial #GSA1050AFNSZ017, which is firmly affixed to the real property described herein.



MOUNTAIN TITLE COMPANY

"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."

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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 18,500.00

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 12th day of October, 1988; 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)

WILLIAM F. MOORE

LILLIE G. MOORE

STATE OF OREGON, } ss.

County of Klamath

October 12, 1988

Personally appeared the above named

WILLIAM F. MOORE and LILLIE G. MOORE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WILLIAM F. MOORE and LILLIE G. MOORE
P.O. Box 24
Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

DANIEL W. HEPNER and SYLVIA M. HEPNER
727 Madrone
Sunnyvale, CA 94086

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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Order No.: 20340-K

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 40, Block 10, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3611 011B0 03200

PARCEL 2:

All that portion of Government Lots 5 and 12, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the radius point of the cul-de-sac at the Southern end of Josephine Streets, Second Addition to Nimrod River Park; thence South 17 degrees 00' 15" West, 50 feet to the edge of said cul-de-sac, the true point of beginning; thence South 00 degrees 35' 15" West across Government Lots 5 and 12 to the Sprague River; thence Westerly along the North bank of said river to the Westerly line of said Section 11; thence Northerly along said section line to the Southerly boundary line of the Second Addition to Nimrod River Park; thence North 48 degrees 55' 53" East to the Southwest corner of Lot 40, Block 10, of said Second Addition; thence North 71 degrees 11' 28" East, 207.47 feet along the Southerly line of Lot 40, Block 10 of said Section Addition; thence continuing along the Southerly line of said lot South 75 degrees 07' 28" East, 189.40 feet to the SE corner of said lot; thence Southerly and Easterly along the Edge of the cul-de-sac to the true point of beginning.

Tax Account No.: 3611 011B0 03300
3611 011B0 03400

PARCEL 3:

All that portion of the West 1/2 of the West 1/2 of Government Lot 13, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River.

Tax Account No.: 3611 011B0 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Oct. A.D., 19 88 at 12:39 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 17147.

FEE \$13.00

Evelyn Biehn

County Clerk

By Douglas M. McClellan