

93610

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE L. PEPPLER, hereinafter called Grantor, for the consideration hereinafter stated to Grantor paid by BRISCOVE PARTNERS. LTD., hereinafter called Grantee, does hereby grant, bargain, sell and convey unto said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to-wit:

Lot 8 in Block 13 First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

And Grantor hereby covenants to and with Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under any encumbrances described above.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.00.

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 construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2 day of June, 1987.

Theodore L. Pepple
Theodore L. Pepple

STATE OF OREGON, County of Josephine) ss.
I, Before me, this 2 day of June, 1987, personally appeared the above named Grantor and acknowledged the foregoing instrument to be Grantor's voluntary act and deed.



James L. Davison
Notary Public for Oregon
My commission expires 10-20-88

AFTER RECORDING RETURN TO:
Briscope Partners, Ltd.
c/o Mike Clark
2148 Broadway
San Diego, CA 92102-1897

UNTIL A CHANGE IS REQUESTED, all tax statements shall be sent to:
Briscope Partners, Ltd.
c/o Mike Clark, 2148 Broadway,
San Diego, CA 92102-1897

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day
of Nov. A.D. 19 88 at 4:31 o'clock P.M., and duly recorded in Vol. M88
of _____ Deeds on Page 18903

FEE \$8.00

Evelyn Biehn County Clerk
By Carlene Muelenbarger