

#01034806
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Larry L. Kiepke
4325 SE Jefferson
Milwaukie, OR.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LAUREL P. MAUK, hereinafter called GRANTOR(S), convey(s) to
LARRY L. KIEPKE and JUDY K. KIEPKE, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES,
in the County of Klamath, State of Oregon.

Code 97, Map 3907-25C0, TL 3200.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Subject to rules
and regulations of Fire Patrol District. 2) Conditions and
Restrictions as shown on the recorded plat of First Addition to
Klamath River Acres. 3) Formation of Klamath River Acres
Special Road District, including the terms and provisions
thereof, recorded June 13, 1975 in Book M-75, page 2253. 4)
Easement, including the terms and provisions thereof recorded
November 16, 1956 in Book 288, page 72.,

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
\$11,500.00.

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

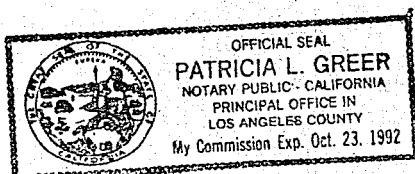
IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of January, 1990.

Laurel P. Mauk
LAUREL P. MAUK

STATE OF California, County of Los Angeles ss.
January 29, 1990.

Personally appeared the above named LAUREL P. MAUK and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Patricia L. Greer
Notary Public for Los Angeles, California
My Commission Expires: 10-23-92



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day
of Feb. A.D. 19 90 at 3:52 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 2329

FEE \$33.00

Evelyn Biehn County Clerk

By Constance Mueller