

OK

47937

WARRANTY DEED-SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS. That

for the consideration hereinafter stated to the grantor paid by Zona E. Lepley and Ardis M. Lepley, husband and wife, and Roberta B. York, daughter hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

See attached, Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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

and that 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 \$ 00.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentences between the symbols @, if not applicable, should be deleted. See ORS 93.030 )

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 24 day of July, 1992, 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.

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.

STATE OF OREGON, )  
County of Klamath ) ss.  
July 24, 1992

Personally appeared the above named Ardis M and Zona E Lepley

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

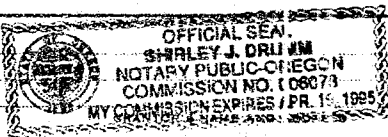
Before me: Shirley J. Drumm  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires April 16, 1995

STATE OF OREGON, County of ) ss.  
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Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: (If executed by a corporation, affix corporate seal)



GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Zona E. Lepley  
5161 13th St. E.  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Zona E. Lepley  
5161 13th St. E.  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By Deputy

CA 3508

16441

HTC NO: 26033-LH

EXHIBIT "A"  
LEGAL DESCRIPTION

A piece or parcel of land situate in the S1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 28' West along the said roadway center line 681.1 feet and South 2 degrees 09' East, along the North and South center line of said Section 11, as marked on the ground by a well established fence line 1663.6 feet and running thence North 0 degrees 12' West 311.9 feet; thence South 89 degrees 31' East 75.0 feet; thence South 0 degrees 12' East 311.8 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28' West 75.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Zona Lepley the 24th day  
of July A.D., 19 92 at 2:48 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 16440

Evelyn Biehn, County Clerk

By Sandra J. Miller

FEE \$35.00