

53383

WARRANTY DEED

MTC 28670-KR

Vol. 92 Page 26107

KNOW ALL MEN BY THESE PRESENTS, That

ELOISE E. FINLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called **TODD PEPLIN and CANDACE PEPLIN, husband and wife**, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 26 in Block 10 of TRACT 1207, SECOND ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 and the above granted premises, 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 \$ 135,000.00

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 2nd day of November, 19 92; 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.

STATE OF OREGON, )

County of Klamath ) ss.November 2, 19 92.

Personally appeared the above named \_\_\_\_\_  
**ELOISE E. FINLEY**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

**ELOISE E. FINLEY**  
**44360 MAYBERRY AVE**  
**HEMET, CA 92544**

GRANTOR'S NAME AND ADDRESS

**TODD PEPLIN and CANDACE PEPLIN**  
**5703 HAVENCREST DRIVE**  
**KLAMATH FALLS, OR 97603**

GRANTEE'S NAME AND ADDRESS

**TODD PEPLIN and CANDACE PEPLIN**  
**5703 HAVENCREST DRIVE**  
**KLAMATH FALLS, OR 97603**

NAME, ADDRESS, ZIP

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

**TODD PEPLIN and CANDACE PEPLIN**  
**5703 HAVENCREST DRIVE**  
**KLAMATH FALLS, OR 97603**

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of Nov, 19 92, at 3:44 o'clock P M., and recorded in book M92 on page 26107 or as file/reel number 53383.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulendow Deputy

Fee \$30.00