

12-29-93P03:30 RCVD

Vol. 093 Page 35159

WARRANTY DEED

#01040249

AFTER RECORDING RETURN TO:

GAIL M. LEPLEY

CONSTANCE C. LEPLEY

747 FRONT STREET

KLAMATH FALLS, OR 97601

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

GAIL MARCUM LEPLEY, TRUSTEE FOR VIRGINIA WILLA BROWN,  
hereinafter called GRANTOR(S), convey(s) to GAIL M. LEPLEY and  
CONSTANCE C. LEPLEY, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 516, Block 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AC TL 12600

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and 1992-93 and  
1993-94 taxes owing,

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  
\$33,100.00.

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 29<sup>th</sup> day of December, 1993.

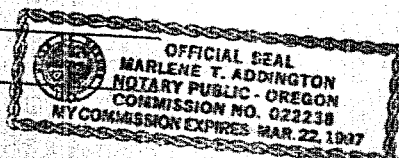
GAIL MARCUM LEPLEY, TRUSTEE FOR VIRGINIA WILLA BROWN

Gail Marcum Lepley Trustee Gail Marcum Lepley  
GAIL MARCUM LEPLEY, TRUSTEE GAIL MARCUM LEPLEY, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On December 29, 1993, personally appeared the above-named GAIL  
MARCUM LEPLEY, INDIVIDUALLY AND AS TRUSTEE FOR VIRGINIA WILLA  
BROWN and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-97



35159

12-29-93 10:15 AM

35160 73828

Aspen Title & Escrow Inc.

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 29th day  
of Dec. A.D. 19 93 at 3:30 o'clock P. M., and duly recorded in Vol. 493  
of Deeds on Page 35159

FEE \$35.00

Evelyn Biehn - County Clerk  
By Dawn Mullendore

OFFICIAL SEAL  
KARLENE T. ABINGTON  
COUNTY CLERK - OREGON  
JAN 25 1994