

78593

04-05-94A11:17 RCVD

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 94 Page 10020

KNOW ALL MEN BY THESE PRESENTS, That Ken Leppert and Kathy Fish

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth D. Leppert, Sr. and Kathy R. Leppert, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32, 33; thence South 0°32' West 558.25 feet; thence South 89°58' West 95 feet; thence South 0°32' West 605.86 feet to a 5/8 inch iron rod, being the Northeasterly corner of said parcel, the true point of beginning; thence South 89°00'30" West 539.98 feet to a 5/8 inch iron rod; thence South 0°32' West 315.43 feet to a 5/8 inch iron rod at the intersection with the Northerly right of way line of Highway 66; thence Northeasterly along the Northerly right of way line of said Highway 66, 567.12 feet to a 5/8 inch iron rod; thence North 0°32' East 155.90 feet to the true point of beginning. The basis of bearings in Deed Volume M77 at pages 20785 and 20786.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

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

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 \$ to change vesting of the above described premises in the said grantees, as tenants by the entirety, their heirs and assigns forever.

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 30th day of March, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto in 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.

Ken Leppert

Kathy Fish NKA Kathy Leppert

STATE OF OREGON,

County of Klamath
March 30, 1994

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____ and _____

Personally appeared the above named
Ken Leppert and Kathy Leppert

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 _____

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

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.

(OFFICIAL SEAL)

Before me, _____
NOTARY PUBLIC - OREGON
COMMISSION NO. 018331
My commission expires _____

Notary Public for Oregon

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Ken Leppert & Kathy Fish

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 5th day of April, 1994, at 11:17 o'clock A.M., and recorded in book/reel/volume No. M94 on page 10020 or as fee/file/instrument/microfilm/reception No. 78593, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By _____ Deputy

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

Ken Leppert and Kathy Leppert
12305 Hwy 66
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP