



87290

01-01-94 P.O. 27 RCVD

OREGON TITLE
Insurance CompanyVol. M94 Page 27504STATUTORY WARRANTY DEED
(Individual)

K-47100

G.P. Koberstein and Louise M. Koberstein

conveys and warrants to
Richard F. Erpelding M.D. P.C. Retirement Accountthe following described real property in the State of Oregon and County of Klamath
free of encumbrances, except as specifically set forth herein:E1NE1SW1/4 of Section 16, Township 25 South, Range 8 East of the Willamette
Meridian, Klamath County, Oregon.

Tax Account Number(s): 2508-1010-3100 Key No. 160079

This property is free of encumbrances, EXCEPT:
Covenants, Conditions, Restrictions, Reservations, Easements and Rights of Way of Record,
if any, and 1994/95 taxes a lien not yet due and payable.

The true consideration for this conveyance is \$85,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.DATED this 30 day of August, 1994.G.P. Koberstein
G.P. KobersteinLouise M. Koberstein
Louise M. Koberstein

STATE OF OREGON, COUNTY OF LANE)S1.

The foregoing instrument was acknowledged before me this 30 day of August, 1994, by
G.P. Koberstein and Louise M. Koberstein.[Signature]
Notary Public for Oregon
My Commission Expires:OFFICIAL SEAL
TERRIL L. BAKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 02400
COMMISSION EXPIRES JAN 15, 1996

Order No.: 417510x

After Recording Return To:
Oregon Title Insurance Company
450 Country Club Road, Ste 150
Eugene, Oregon 97401Until a change is requested, tax statements
shall be sent to the following address:

Richard F. Erpelding M.D. P.C.

1182 Laurel Ave
Springfield, OR 97478STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co

on this 1st day of Sept. A.D., 19 94
at 3:27 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 27504

Evelyn Biehn County Clerk

By [Signature]
Deputy.

Fee. \$30.00