

90812

11-08-94P03:10 RCVD WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT AND VERA LEPLEY hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 13, KLAMATH RIVER ACRES, FIRST ADDITION, SITUATED IN THE NE $\frac{1}{4}$ OF SECTION 25, T39S, R7E, W.M., KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 13 OF KLAMATH RIVER ACRES, FIRST ADDITION, WHICH IS A 5/8 INCH DIAMETER REBAR; THENCE S 01°25' 45" E 84.13 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 13 TO A 5/8" DIAMETER REBAR; THENCE S48° 24' 52" W 278.13 FEET TO 5/8 INCH REBAR LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLOVER CREEK ROAD TO A 5/8 INCH DIAMETER REBAR; THENCE S89°52'10" E 449.09 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 13, KLAMATH RIVER ACRES, FIRST ADDITION, TO THE POINT OF BEGINNING, CONTAINING 1.6 ACRES, MORE OR LESS.

SUBJECT TO: Any and all easements and right of ways of record and those apparent upon the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$11,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

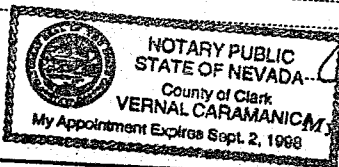
In Witness Whereof, the grantor has executed this instrument this 27 day of OCTOBER, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF ~~NEVADA~~ OREGON, County of CLARK

This instrument was acknowledged before me on OCTOBER 27, 1994, by CHARLES KOPOIAN

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Vernal Caramanica Notary Public for Oregon
commission expires Sept. 2, 1998

CHARLES KOPOIAN

4332 SAN MATEO

NO. LAS VEGAS, NV 89030

Grantor's Name and Address

ALBERT & VERA LEPLEY

15889 SUNSET STRIP #5

BROOKINGS, OR 97415

Grantee's Name and Address

After recording return to (Name, Address, Zip):

ALBERT & VERA LEPLEY

15889 SUNSET STRIP #5

BROOKINGS, OR 97415

Until requested otherwise send all tax statements to (Name, Address, Zip):

NO CHANGE REQUIRED

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of Nov, 1994, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M94 on page 34537 and/or as fee/file/instrument/microfilm/reception No. 20812, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...

NAME

TITLE

By Pauline Mullins, Deputy.

Fee \$30.00