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02-28-95A11:52 RCV'D

Vol m95 Page 4404



WARRANTY DEED

#03042803

AFTER RECORDING RETURN TO:

PAUL M. GOEBEL, JR.  
PHYLLIS A. GOEBEL  
1345 PACIFIC TERRACE  
KLAMATH FALLS, OR 97501

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

THOMAS A. LEUPP and CHARLES WACHOB , hereinafter called  
GRANTOR(S), convey(s) to PAUL M. GOEBEL, JR. and PHYLLIS A.  
GOEBEL, husband and wife hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

The Southwesterly 45 feet of Lot 1, Block 71, BUENA VISTA  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

Code 1 Map 3809-293D TL 13100

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$16,500.00.

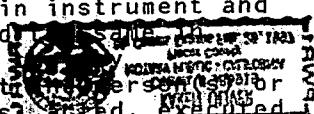
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 24 day of February, 1995.

X Thomas A. Leupp  
THOMAS A. LEUPP

X Charles Wachob  
CHARLES WACHOB

STATE OF CALIFORNIA )  
 )  
COUNTY OF Placer )  
)  
s..

On February 24, 1995, before me,  
Karen Oliver, personally appeared Thomas A.  
Leupp and Charles Wachob personally known to me (or proved to me  
on the basis of satisfactory evidence) to be the person(s)  
whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same  
his/her/their authorized capacity(ies), and   
his/her/their signature(s) on the instrument in person(s) or  
the entity upon behalf of which the person(s) acted, executed  
the instrument.  
WITNESS my hand and official seal.

3462

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**WARRANTY DEED**  
PAGE 2

Signature

My commission expires:

KAREN OLIVER  
KAREN OLIVER  
KAREN OLIVER

KAREN OLIVER  
Karen's Seal  
NOTARY PUBLIC - CALIFORNIA  
Felicity Oliver  
Notary Public No. 20,125  
Valid until Oct. 20, 1995

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 28th day  
of Feb A.D. 19 95 at 10:52 o'clock A.M., and duly recorded in Vol. M95  
of Deeds on Page 4404.

Bernetha G. Letsch, County Clerk

By Darlene Nellendorf

FEE \$35.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
RECEIVED IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH  
ON THE 28TH DAY OF FEBRUARY, 1995, BY THE CLERK, FOR RECORDATION.

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COST OF REC'D. \$35.00

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ASPER TITLE COMPANY  
Karen Oliver

4405-100-100

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