



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) ss.

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 in
his/her/their authorized capacity(ies), and that he/she/they
signed the instrument in the presence of me, the undersigned,
the entity upon behalf of which the person(s) signed, acknowledged
the instrument.

WITNESS my hand and official seal.

WARRANTY DEED
PAGE 2

Signature _____

My commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNTY OF CLATSOP

Filed for record at request of Aspen Title Co the 28th day
of Feb, A.D., 1995 at 10:52 o'clock A. M., and duly recorded in Vol. M95,
of _____ of Deeds on Page 4404

Bernetha G. Letsch, County Clerk

FEE \$35.00

[illegible]

geben

32210