

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-47918
ESCROW NO: 27-23015
TAX ACCT. NO: 132449 & 28703
MAP NO:

GRANTEE'S NAME AND ADDRESS:

VICKIE L. KLEPPER
HC 32 BOX 478
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WILLIAM THOMAS KLEPPER Grantor,

conveys and warrants to:

VICKIE L. KLEPPER, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$27,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 26 day of June, 1995.

GRANTOR(S):

William Thomas Klepper
WILLIAM THOMAS KLEPPER

STATE OF ~~OREGON~~ ^{NEVADA}, County of CLARK) ss.

This instrument was acknowledged before me on June 26, 1995,
by WILLIAM THOMAS KLEPPER

[Signature]
Notary Public for ~~Oregon~~ ^{NEVADA}

My commission expires: Jan 8-98



PAWEL SZOTT,
Notary Public - Nevada
Clark County
My appt. exp. June 8, 1998

EXHIBIT "A"

LOT 5 IN BLOCK 13 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. A POLICY OF TITLE INSURANCE DOES NOT INSURE MOBILE HOME OR THE TITLE THERETO, UNLESS THE MOBILE HOME HAS BEEN DE-TITLED AND IS PERMANENTLY AFFIXED TO THE LAND.
2. ALL CONTRACTS, WATER RIGHTS, PROCEEDINGS, TAXES AND ASSESSMENTS RELATING TO IRRIGATION, DRAINAGE, AND/OR RECLAMATION OR SAID LANDS; AND ALL RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, AND CONDUITS IF ANY OF THE ABOVE THERE MAY BE.
3. RIGHT OF WAY FOR TRANSMISSION LINE DATED AUGUST 15, 1951 AND RECORDED JANUARY 2, 1952 IN VOLUME 258, PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT DATED MAY 11, 1967 AND RECORDED MAY 22, 1967 IN VOLUME M67, PAGE 3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINE ESTATES RECORDED MAY 5, 1967 IN VOLUME M67, PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 29th day
of June A.D., 19 95 at 9:23 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 16960.

Bernetha G. Letsch County Clerk

FEE \$35.00

By

Annette Mueller