

22538

K-49361-D

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Vol. 796 Page 23595

After recording return to (Name, Address, Zip)  
Kenneth M. & Cheryl D. Higley  
5703 Havencrest Drive  
Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to  
Same As Listed Above

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Todd Peplin and Candace Peplin, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M.  
 KENNETH K. HIGLEY AND CHERYL D. HIGLEY, husband and wife

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:

Lot 26 in Block 10 of Tract 1207, Second Addition to North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

NOTE: Being re-recorded to correct grantee's initial

and that 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 \$ 151,500.00.

^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the ) 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 20th day of June, 1996; 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.

Todd Peplin  
Todd Peplin

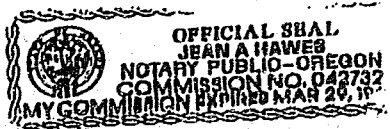
Candace G. Peplin  
Candace Peplin

STATE OF OREGON, County of Jefferson ) ss.

This instrument was acknowledged before me on June 20, 19 96,  
by Todd & Candace Peplin

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Jean A. Hawes  
Notary Public for Oregon  
My Commission expires 3-29-98



STATE OF OREGON: COUNTY OF KLAMATH: ) ss.

Filed for record at request of Klamath County Title the 2nd day  
of August A.D., 19 96 at 11:25 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 23595.  
Bernetha G Letsch, County Clerk  
By Christy Russell

FEE \$35.00



STATE OF OREGON )  
County of Klamath )  
I BERNETHA G. LETSCH, County Clerk of the above named County and State of  
Oregon do hereby certify that the foregoing copy has been by me compared with  
the original, and that it is a transcript therefrom, and of the whole of such original  
as the same appears on file or of record in my office and in my care and custody.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of  
said County this 19 day of Sept A.D. 19 96.  
BERNETHA G. LETSCH Klamath County Clerk  
By Laubine Mulendore Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ) ss.

Filed for record at request of Klamath County Title the 20th day  
of September A.D., 19 96 at 2:53 o'clock P M., and duly recorded in Vol. M96,  
of Deeds on Page 23605.  
Bernetha G. Letsch County Clerk  
By Kathleen Ross

FEE \$10.00