

NA

35933

SPECIAL WARRANTY DEED

Vol. M97 Page 10968

KNOW ALL MEN BY THESE PRESENTS, That Albert E. & Vera M. Lepley  
Husband & Wife

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Gary & Gayla D. Parsons, Husband & Wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County  
of Klamath, 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 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 inch diameter rebar; thence S 48° 24' 52" W.  
278.13 feet to 5/8 inch rebar lying on the Northeasterly right-of-way  
line of Clover Creek Road, thence N. 41° 35' 08" W. 365.33 feet along  
said Northeasterly right-of-way line of Clover Creek Road to a 5/8  
inch diameter rebar; thence S. 89° 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 the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real  
property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend  
the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,  
or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....  
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 1st day of April, 1997;  
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 thereto by order of its board of directors.

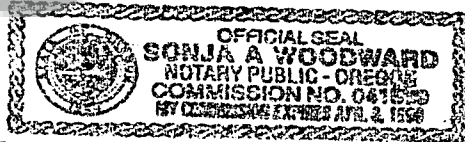
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE  
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY  
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

Albert E. Lepley  
Albert E. Lepley  
Vera M. Lepley  
Vera M. Lepley

STATE OF OREGON, County of Clatsop ss.

This instrument was acknowledged before me on April 9, 1997,  
by Albert E. & Vera M. Lepley

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



Sonja A. Woodward  
Notary Public for Oregon  
My commission expires 4-2-98

Albert E. & Vera M. Lepley  
15889 Sunset Strip-#5  
Brookings, Oregon 97415  
Grantor's Name and Address  
Gary & Gayla D. Parsons  
P.O. Box 521  
Keno, Oregon 97627  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Gary & Gayla D. Parsons  
P.O. Box 521  
Keno, Oregon 97627  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Gary & Gayla D. Parsons  
P.O. Box 521  
Keno, Oregon 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 14th day  
of April, 1997, at  
11:37 o'clock A.M., and recorded in  
book/reel/volume No. M97 on page  
10968 and/or as fee/file/instru-  
ment/microfilm/reception No. 35933,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co Clerk  
NAME TITLE  
By Kathleen R. Rasmussen, Deputy

97 APR 14 AM 1:37

30