

NA

35933

SPECIAL WARRANTY DEED

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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 9th 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.

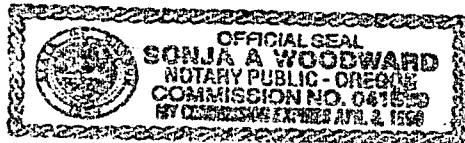
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO 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 Curry 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

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