

'01 MAY 29 PM 3:18

MTL 53983 - ms
WARRANTY DEED

Vol M01 Page 24621

WILLIAM J. CLARK JR.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DAVID E. LEPPERT

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE WEST 73.8 FEET OF LOT, 1 IN BLOCK 31 OF HILLSIDE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-029DA-07300

303969

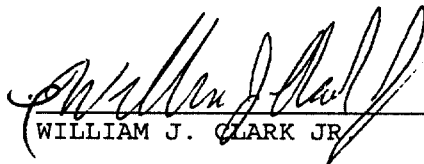
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 55,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1504 FULTON STREET, KLAMATH FALLS, OR 97601

Dated this 18th day of May, 2001


WILLIAM J. CLARK JR.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 18, 2001 by
WILLIAM J. CLARK, JR..

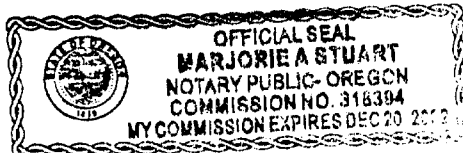

(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT53983-MS

Return to:

DAVID LEPPERT
1504 FULTON STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 05/29/01, at 3:18 p.m.
In Vol. M01 Page 24621
Linda Smith,
County Clerk Fee\$ 21.00