

2025-004208

Klamath County, Oregon



00342542202500042080040048

06/03/2025 01:58:04 PM

Fee: \$97.00

**GRANTORS NAMES AND ADDRESS**

KENNETH DALE LEPPERT, SR.  
and KATHY R. LEPPERT  
12305 HWY 66  
Klamath Falls, Oregon 97601

**GRANTEES NAMES AND ADDRESS**

KEN LEPPERT and KATHY LEPPERT, Trustees of  
the KEN AND KATHY LEPPERT TRUST  
12305 HWY 66  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**UNTIL CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO**

GRANTEES  
12305 HWY 66  
Klamath Falls, Oregon 97601

**WARRANTY DEED - STATUTORY FORM**

KENNETH DALE LEPPERT, SR. and KATHY R. LEPPERT, Grantors, convey  
and warrant to KEN LEPPERT and KATHY LEPPERT, Trustees of the KEN  
AND KATHY LEPPERT TRUST uad 6-3-25 Grantees, that certain  
real property described as follows:

Parcel 1:

Residential Real Property civilly described as 12305 HWY 66,  
Klamath Falls, Oregon and legally described on Exhibit A attached  
hereto and incorporated by reference herein as if fully set forth

Account #501594      Map and Taxlot #3908-032A0-02300

Parcel 2:

Certain undeveloped real property located in Klamath County,  
Oregon and legally described on Exhibit B attached hereto and  
incorporated by reference herein as if fully set forth.

Account #501585      Map and Taxlot #3908-032A0-02200

Parcel 3:

Certain real property civilly described as 5879 W Langell Valley  
Road, Bonanza, Oregon and legally described as follows, to-wit:

The NE ¼ of Section 22, Township 39 South, Range 11 East of  
the Willamette Meridian, in the County of Klamath, State of  
Oregon.

Account #604714      Map and Taxlot #3911-00000-04500

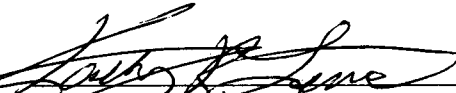
together with a certain 1996 Redman Mobile home which is firmly affixed to the said real property

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."



KENNETH DALE LEPPERT, SR., Grantor




KATHY R. LEPPERT, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3<sup>rd</sup> day of June, 2025, by **KENNETH DALE LEPPERT, SR. and KATHY R. LEPPERT**, Grantors.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-9-27

**EXHIBIT A**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32, 33; thence South 0°32' West 558.25 feet; thence South 89°58' West 95 feet; thence South 0°32' West 605.86 feet to a 5/8 inch iron rod, being the Northeasterly corner of said parcel, the true point of beginning; thence South 89°00'30" West 539.98 feet to a 5/8 inch iron rod; thence South 0°32' West 313.43 feet to a 5/8 inch iron rod at the intersection with the Northerly right of way line of Highway 66; thence Northeasterly along the Northerly right of way line of said Highway 66, 567.12 feet to a 5/8 inch iron rod; thence North 0°32' East 155.90 feet to the true point of beginning. The basis of bearings in Deed Volume M77 at pages 20785 and 20786.

## EXHIBIT B

All of that tract of land situated in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded in Volume 266, page 629, Parcel 2, of Deed Records of Klamath County, lying South of an existing drainage ditch the centerline of which is described as follows:

Beginning at a point on the West Line of the above mentioned tract of land, from which the Northerly right of way line of the Klamath Falls-Ashland Highway lies South 0 degrees 32' West, 675 feet more or less; thence South 89 degrees 15' East along said centerline, 517 feet more or less to the East Line of the above mentioned tract of land.

EXCEPTING THEREFROM A parcel of land situated in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32, 33; thence South 0 degrees 32' West 558.25 feet; thence South 89 degrees 58' West 95 feet; thence South 0 degrees 32' West 605.86 feet to a 5/8" iron rod, being the Northeasterly corner of said parcel, the true point of beginning; thence South 89 degrees 00' 30" West 539.98 feet to a 5/8" iron rod; thence South 0 degrees 32' West 315.43 feet to a 5/8" iron rod at the intersection with the Northerly right of way line of Highway 66; thence Northeasterly along the Northerly right of way line of said Highway 66, 567.12 feet to a 5/8" iron rod; thence North 0 degrees 32' East 155.90 feet to the true point of beginning. The basis of bearings in Deed Volume M77 at pages 20785 and 20786, Microfilm Records of Klamath County, Oregon.