

1967/50

A-24325

KNOW ALL MEN BY THESE PRESENTS, That STEVEN L. CUPERNALL and DORIS A. CUPERNALL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID LAURANCE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 12 in Block 3 of TRACT NO. 1007 WINCHESTER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water & irrigation rights in connection therewith; rules, regulations & assessments of South Suburban Sanitary District; rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District; reservations, restrictions, declaration of covenants, conditions, easements and rights of way of record, and those apparent on the land;

UNTIL EXCHANGE IS REQUESTED all future tax statements should be sent to the following: SIMCO 1336 East Burnside St, Portland 97214

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 except as above set forth, and, TRUST DEED, including the terms and provisions thereof, given by Steven L. Cupernall & Doris A. Cupernall, husband & wife, as grantors, to Klamath County Title Company, as trustee, for Securities-Intermountain, Inc., an Oregon corporation, as beneficiary, dated 5/3/71, recorded 5/13/71 in Vol. M-71, page 4338, and re-recorded 5/26/71 in Vol. M-71 page 4915, Microfilm Records of Klamath County, Oregon, by assignment recorded 5/28/71 in Vol. M-71 page 5105, Microfilm Records of Klamath County, Oregon, the beneficiary interest was assigned to Federal National Mortgage Association, which said Trust Deed Grantees herein assume and agree to pay and hold Grantors harmless therefrom, and that

grantor will warrant and forever defend the above granted 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 \$ 17,950.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28 day of March April, 1974

Steven L. Cupernall  
Doris A. Cupernall

STATE OF OREGON, County of Clatsop ss. March April 8, 1974  
Personally appeared the above named STEVEN L. CUPERNALL and DORIS A. CUPERNALL, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Debra Rae Wolf  
Notary Public for Oregon  
My commission expires 2-5-77

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

Steven L. Cupernall et ux

TO  
David Laurance

AFTER RECORDING RETURN TO

David Laurance  
2535 Madison

K Falls,

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$2.00

## STATE OF OREGON

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
12th day of April, 1974,  
at 12:52 o'clock P.M., and recorded  
in book M74 on page 4540 or as  
file number 87677, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title  
By Susan Antela Deputy