

97041

WARRANTY DEED

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Page

1265

KNOW ALL MEN BY THESE PRESENTS, That WAYNE M. NELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE G. COPELAND AND DOROTHY M. COPELAND, Husband and Wife, 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:

West one half (W $\frac{1}{2}$ ) Lot One (1), Block Two (2), DORREEN MEADOWS,  
Klamath County, Oregon,

RECEIVED

D. M. Nelson

(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

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00  
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 and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 19 75;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Wayne M. Nelson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes

January 25, 19 75

Personally appeared the above named  
Wayne M. Nelson

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/4/78

STATE OF OREGON, County of ) ss.  
19

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

WAYNE M. NELSON  
ROUTE # 2 BOX 1330  
BEND, OREGON 97701

GRANTOR'S NAME AND ADDRESS

LEE G. & DOROTHY M. COPELAND  
P.O. BOX 354  
LAPINE, OREGON 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:  
LEE G. & DOROTHY M. COPELAND  
P.O. BOX 354  
LAPINE, OREGON 97739

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

LEE G. & DOROTHY M. COPELAND  
P.O. BOX 354  
LAPINE, OREGON 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of JANUARY, 19 75, at 2:00 o'clock PM., and recorded in book M 75 on page 1265 or as file/reel number 97041.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

By Hazel M. Milne Recording Officer  
Deputy

FEE \$ 2.00