

1-1-74

45427

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

HILTON R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REYNOLD D. COPE and GEORGIA C. COPE, 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:

Lot 16, Block 5 of Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An easement created by instrument recorded April 5, 1940 in Volume 128, page 267.
3. An easement and right of way created by instrument recorded June 8, 1956 in Volume 284, page 22.
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina.
5. Restrictions and easements contained in plat dedication.
6. A 20 foot building setback from street as shown on dedicated plat.
7. An 8 foot utility easement over the rear of lot as shown on dedicated plat.
8. An easement 4 foot in width within existing utilities easements for coaxial cable.

(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 set forth above and apparent upon the land,

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 \$58,000.00

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 28th day of March, 1978; 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.

Hilton R. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 28, 1978

STATE OF OREGON, County of

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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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Reynold D. Cope and Georgia C. Cope
6721 Milbert Avenue
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
2943 South Sixth Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 1978, at 3:48 o'clock P.M., and recorded in book M78 on page 5992 or as file/reel number 45427.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. B. Milne

By *Penelope M. Helich* Recording Officer
Deputy

Fee \$3.00