

1-1-74

58963

WARRANTY DEED

Vol. M 18 Page 26700

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

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

Charles Kopoian and Sylvia A. Kopoian

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 1, Block 13, First Addition, Klamath River Acres of Oregon, Ltd.

According to the official plat thereof on file in the records of

Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of 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 \$4,900.00

However, the actual consideration consists of and includes other property or value given or received which is the 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 24th day of November, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 24, 1978

ss.

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, Ltd.

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

Before me, M. Eltinger, Notary Public for Oregon

My commission expires: 4/18/80

Attorney-in-fact for Benjamin Curtis Harris a General partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON, County of ss.

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:

Klamath River Acres of Oregon, Ltd.

Box 52

Keno, Oregon, 97627

GRANTOR'S NAME AND ADDRESS

Charles Kopoian & Sylvia A. Kopoian

3793 E. Woodhaven

Simi Valley, Calif. 93065

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles Kopoian & Sylvia A. Kopoian

3793 E. Woodhaven

Simi Valley, Calif. 93065

NAME, ADDRESS, ZIP

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

Charles Kopoian and Sylvia A. Kopoian

3793 E. Woodhaven

Simi Valley, Calif. 93065

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

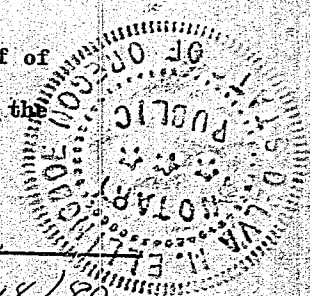
ACKNOWLEDGMENT BY ATTORNEY IN FACT

26701

STATE OF OREGON }
County of Klamath } ss

On the 24th day of November, 1978, personally appeared
E. J. SHIPSEY, who being first duly sworn, did say that he is
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he
executed the foregoing instrument by authority of and in behalf of
said Principal; and that he acknowledged said instrument to be the
act and deed of said Principal.

Before me: Delia M. Ellinger
Notary Public for Oregon
My Commission Expires: 4/18/80



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~20680000~~

on 28th day of November A. D. 1978 at 10:08 o'clock A M., and
fully recorded in Vol. M-78, of Deeds on Page 26700

Wm D. MILNE, County Clerk

By Joqueline J. Methee

Fee \$6.00