

MOUNTAIN TITLE COMPANY

77647

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOAN L. GETSCHMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE E. HOPPER and JOAN L. HOPPER, 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 7, Block 73, SIXTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
2. Subject to an 8 foot utility easement along rear of lot as shown on dedicated plat.
3. Subject to a 20 foot building setback line along front lot line as shown on dedicated plat.
4. Reservations as contained in plat dedication.

(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 stated above, or those apparent upon the land, if any, as of the date of this deed

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 \$ 3,000.00. However, the actual consideration consists of one hundred and thirty thousand dollars (\$130,000.00) given by the grantor to the grantee, which is the consideration for the purchase of the premises described in this deed.

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 27th day of November, 1979; 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)

JOAN L. GETSCHMAN

STATE OF OREGON,

County of _____

ss.

, 19

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF ARIZONA, County of MARICOPA

November 30, 1979

Personally appeared Joan L. Getschman 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 _____

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:

Notary Public for Oregon ARIZONA

My commission expires: 3/28/83

(OFFICIAL SEAL)

Ms. Joan L. Getschman
5001 E. Apache TR#203
Mesa, AZ 85205

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. George E. Hopper
P.O. Box 5
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of December, 1979, at 10:24 o'clock A.M., and recorded in book M79 on page 28031 or as file/reel number 77647

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By: _____ Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY