

BRUCE EVERET SHOOPMAN and TERESA ANN SHOOPMAN, husband and wife

THOMAS H. TUCKER and LINDA L. TUCKER, husband and wife hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath Falls, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or nationbrigin, as shown on the recorded plat of Sixth Addition to Klamath River Acres.

2. An easement created by instrument, including the terms and provisions thereof, Dated November 14, 1956, Recorded November 16, 1956 in Book: 288 at page: 72, In favor of California Oregon Power Company, For transmission and distribution of electricity over Section 25 and 26, Twp 39S., R 7 EWM.

3. (continued on back)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_ as listed hereinabove and as listed on the back hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 54,000.00.

Dated this 15<sup>th</sup> day of April, 1980.

Bruce Everett Shoopman  
BRUCE EVERET SHOOPMAN  
Teresa Ann Shoopman  
TERESA ANN SHOOPMAN

STATE OF OREGON, County of Klamath ) ss.

On this 15<sup>th</sup> day of April, 1980 personally appeared the above named Bruce Everett Shoopman and Teresa Ann Shoopman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:  
Mr. and Mrs. Thomas H. Tucker  
8511 McLaughlin Lane  
Klamath Falls, OR 97601  
SEND TAXES TO:  
Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,400.00, Dated August 22, 1979, Recorded August 23, 1979 in Book M-79 at page: 20133, Trustor: Bruce Everet Shoopman and Teresa Ann Shoopman, husband and wife, Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and Loan, WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co  
 this 1st day of April A. D. 1980 at 12:33 o'clock P.M., and  
 duly recorded in Vol. M30, of Deeds on Page 6041

Wm D. MILNE, County Clerk

By Suzanne A. Shoopman

Fee \$7.00