

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ralph E. Cope and Ruth M. Cope, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wesley O. Madsen and Judith A. Madsen, husband and wife, 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 in, long or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17, Block 29, Tract Number 1113, Oregon Shores Unit Number 2, County of Klamath, State of 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 those noted above and those apparent on the land, if any,

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 \$6,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of 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 corporation and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of May, 1980; 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 } ss. May 12, 1980

Personally appeared the above named Ralph E. Cope and Ruth M. Cope, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon My commission expires: 3/30/81

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

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 My commission expires:

(OFFICIAL SEAL)

Ralph E. Cope and Ruth M. Cope

GRANTOR'S NAME AND ADDRESS

Wesley O. Madsen and Judith A. Madsen

GRANTEE'S NAME AND ADDRESS

After recording return to:

KL FIRST FEDERAL S&L 340 MAIN

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of May, 1980, at 11:09 o'clock A.M., and recorded in book/reel/volume No. M80 on page 8830 or as document/fee/file/instrument/microfilm No. 34306. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne By Bernetha H. Hetch Deputy

Fee \$3.50