

KNOW ALL MEN BY THESE PRESENTS, That

RALPH COPE and DOUGLAS COPE, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROUND LAKE PROPERTIES, INC., an Oregon Corporation

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:

Lots 8 and 9, Block 2, TRACT NO. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(continued on the reverse side of this deed)

(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 on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 23,000.00

On payment of the actual consideration consisting of cash, or other property or value given or promised which is the whole consideration, and no part of the consideration is to be paid in installments. (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 17th day of July, 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)

RALPH COPE

DOUGLAS COPE

STATE OF OREGON, } ss.  
County of Klamath  
July 18, 1980

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

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:

Personally appeared the above named RALPH COPE and DOUGLAS COPE,

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

Before me: *Christi L. Garrison*

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6/19/83

Mr. Ralph Cope and Mr. Douglas Cope  
5030 S. 6th  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

ROUND LAKE PROPERTIES, INC.  
2445 NE 1st Suite 201  
Bend, OR 97701  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

## SUBJECT TO:

1. 1980-1981 Real Property Taxes, a lien, not yet due and payable.
2. Conditions and restrictions, including the terms and provisions thereof, recorded October 16, 1978 in Volume M78, page 23030, and recorded February 22, 1979 in Volume M79, page 4047, all Microfilm Records of Klamath County, Oregon.
3. Reservations as contained in plat dedication, to wit:  
"said plat being subject to: (1) Building setback lines as follows: 25' @ front, 5' @ side, 25' @ rear, (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, (3) 1' street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary, (4) Additional restrictions as shown in any recorded protective covenants."
4. Grant of Right of Way, including the terms and provisions thereof,  
Dated: August 26, 1953  
Recorded: September 3, 1953  
Volume: 262, page 641, Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company
5. Reservations contained in that certain Deed wherein Weyerhaeuser Timber Company a Washington corporation, is grantor and Louis W. Soukup and Mildred D. Soukup, husband and wife are grantees, which deed is dated on the 20th day of December, 1955 and recorded on the 11th day of April, 1956, in Volume 282, page 173, Deed Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: August 15, 1978  
Recorded: October 18, 1978  
Volume: M78, page 23354, Microfilm Records of Klamath County, Oregon  
Amount: \$745,000.00  
Grantor: Patrick J. Oliver  
Trustee: Klamath County Title Company  
Beneficiary: Round Lake Estates Ltd., a California limited partnership (with other property)
7. Conditions and restrictions, including the terms and provisions thereof, recorded October 2, 1979 in Volume M79, page 23364, Microfilm Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$  of Plat 1046, ROUND LAKE ESTATES)
8. Construction Lien  
Filed: October 17, 1979  
Volume: M79, page 24518, Microfilm Records of Klamath County, Oregon  
Amount: \$4,773.34, plus interest, if any  
Claimant: Bowers Excavating and Fencing, Inc. (with other property)
9. Construction Lien  
Filed: October 25, 1979  
Volume: M79, page 25220, Microfilm Records of Klamath County, Oregon  
Amount: \$111,969.45, plus interest, if any  
Claimant: Stukel Rock & Paving, Inc. (with other property)

Proceedings pending in the Circuit Court of the State of Oregon for the County of Klamath, File No. 80-488. Stukel Rock & Paving Inc., and Oregon corporation, plaintiff vs. Patrick J. Oliver, Round Lake Properties, Inc., and Oregon corporation, David M. Monschien, Daniel E. Mann, Charles E. Monschien, et al, defendants. Attorney: Proctor, Puckett & Fairclo. Filed: April 22, 1980.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of July A.D., 19 80 at 1:11 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 13383.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha Shiloch Deputy