

KNOW ALL MEN BY THESE PRESENTS, That  
Margarete L. Worrell  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 Block 48, 4TH ADDITION TO NIMROD RIVER PARK, according to the official plat  
thereof on file in the office of the County Clerk 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 as  
stated on the reverse 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 \$ 3,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 21.030.)

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 23rd day of February, 1981;  
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 Cowlitz ) ss.  
February 23, 1981

Personally appeared the above named  
Margarete L. Worrell

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.  
Before me:

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 2-5-82

Margarete L. Worrell  
Box 428  
Ryderwood, Washington 98581  
GRANTOR'S NAME AND ADDRESS

George E. Hopper and Joan L. Hopper  
Box 5  
Sprague River, Oregon 97639  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
as above

NAME, ADDRESS, ZIP

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

as above  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ) ss.  
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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 be-  
half 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:

STATE OF OREGON, ) ss.  
County of

I certify that the within instru-  
ment was received for record on the  
day of 19,  
at o'clock M., and recorded  
in book on page or as  
filed number.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By Recording Officer  
Deputy

SUBJECT TO:

3472

1. Easements as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded March 13, 1967 in Volume M67, page 1751, and Amendment thereto recorded July 6, 1967 in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.
3. Reservations and restrictions contained in Area Director Deeds and Land Status Reports, Vol. 301, page 561; Vol. 301, page 572; Vol. 306, page 30; Vol. 305, page 36, Vol. 310, page 503; Vol. 311, page 104, Vol. 315, page 530, all Deed Records of Klamath County, Oregon.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 27th day of February A.D. 19 81 at 3:36 o'clock P.M., and  
duly recorded in Vol. M81, of Deeds on a c 3471

By EVELYN BIEHN, County Clerk  
Sandra A. Letts  
Fee \$7.00

