

97474

T/A 38-23412-2-J

## WARRANTY DEED (INDIVIDUAL)

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JACK C. OLIVER and LEONA E. OLIVER, husband and wife

WILLIAM LEE COPELAND and ELIZABETH G. COPELAND, husband and wife

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

Lot 6, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. An easement created by instrument, including the terms and provisions thereof, Recorded August 25, 1927 in Book: 76 at page: 334, infavor of C. R. Knight for driveway.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded July 15, 1908 in Book: 24 at page: 444.

4. Contract, including the terms and provisions thereof, Dated June 6, 1978, Recorded June 7, 1978 in Book M-78 at page 12094, Vendor: Michael D. Bragg and Deborah Bragg, husband and wife, Vendee: Jack C. Oliver and Leona E. Oliver, husband and wife - The Vendors interest in said Contract as assigned by instrument recorded June 19, 1979 in Book M-79 Page 14418 to: James H. Oxford and Irene E. Oxford, THE GRANTEEES HEREIN AGREE TO ASSUME THE VENDEE'S INTEREST IN THIS CONTRACT.

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

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 \$ 39,900.00 \*Dated this 20th day of March, 1981.

JACK C. OLIVER

LEONA E. OLIVER

STATE OF OREGON, County of Klamath ) ss.On this day, the 20th of March, 1981 personally appeared the above named Jack C. Oliver and Leona E. Oliver instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

\* 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)

STATE OF OREGON,

County of Klamath ) ss.I certify that the within instrument was received for record on the 23rd day of March, 1981, at 11:15 o'clock A M. and recorded in book M81 on page 5194 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Debra A. Janzen Deputy

Fee \$3.50

Oliver

TO

Copeland

After Recording Return to:

Mr. and Mrs. William Lee Copeland  
1430 Lookout Ave.  
K. Falls, OR 97601

SEND TAX STATEMENTS TO:

Mr. and Mrs. William Lee Copeland  
759 California  
Klamath Falls, OR 97601