

04-11977 TIA 38-23287

FORM No. 533—WARRANTY DEED (Individual or Corporate).

1-1-74

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. 81 Page 5673

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 DAVID V. BODNER and JANIS L. BODNER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 48 of Block 28 in Oregon Shores Subdivision - Unit 2, Tract 1113, as shown on the map filed on December 9, 1977 in Volume 21 page 20 of Maps in the office of the County Recorder 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

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 \$ 7,000.00. 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of March, 19 81; 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 E. Cope
Ruth M. Cope

STATE OF OREGON,)
County of Klamath) ss.
March 16, 19 81

Personally appeared the above named RALPH E. COPE AND RUTH M. COPE

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1/9/84

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

RALPH E. COPE & RUTH M. COPE

4624 Gettle St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

DAVID V. BODNER & JANIS L. BODNER

P.O. BOX 5105

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&L

540 Main St.

NAME, ADDRESS, ZIP

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

KFFS&L
540 Main

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of March, 19 81, at 2:01 o'clock PM, and recorded in book 5673 / volume No. M.81 on page 5673 or as document/fee/file/instrument/microfilm No. 97756, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

NAME

TITLE

By *Klamath County* Deputy

FEE \$ 3.50