

MTC-10371

1690

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT N. COPE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. HOUSER and NEOLA V. HOUSER, 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:

Block 1

Lots 99 and 100, TRACT 1060, SUN FOREST ESTATES, 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 Covenants, Conditions, Restrictions, and Easements of record and Articles of Association imposed by instrument recorded September 19, 1972 in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon. 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 \$7,500.00. 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 26 day of JUNE, 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.

Robert N. Cope

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes, ss. June 26, 1981

Personally appeared the above named

ROBERT N. COPE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-18-83

STATE OF OREGON, County of ss. 19

Personally appeared

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)

ROBERT N. COPE

GRANTOR'S NAME AND ADDRESS

JOHN W. HOUSER and NEOLA V. HOUSER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow

P.O. Box 685

LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

Mr. & Mrs. John W. Houser

363 Lindale Dr. Apt. 2

Springfield, Oregon 97477

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 6 day of JULY, 1981 at 11:01 o'clock A.M., and recorded in book/reel/volume No. M31 on page 12072 or as document/fee/file/instrument/microfilm No. 1690 Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

NAME

TITLE

By Bernetha J. Gitsch Deputy

FEE: \$ 3.50