

31181

T/A # <sup>26942</sup> M-38-26939-1  
WARRANTY DEED (INDIVIDUAL)Vol. 183 Page 20628

RALPH E. COPE and RUTH M. COPE, husband and wife

GLENN E. SHANK and GLORIA SHANK, husband and wife, hereinafter called grantor, convey(s) to

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

Lot 21, VILLA ST. CLAIR, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto

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 \$ 65,000.00.

dated this 29th day of November, 19 83.

Ralph E. Cope  
Ralph E. Cope

Ruth M. Cope  
Ruth M. Cope

STATE OF OREGON, County of Klamath ) ss.

November December 1, 19 83 personally appeared the above named  
Ralph E. Cope and Ruth M. Cope and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Barbara J. Addington  
Notary Public for Oregon

My commission expires: 3-22-85

- \* 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)

Ralph E. Cope  
Ruth M. Cope

TO

Glenn E. Shank  
Gloria Shank

After Recording Return to: Glenn E. Shank  
Gloria Shank

4624 Gettle St.  
City, 97603

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy



## EXHIBIT "A"

1. Regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
  2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  3. Ditch, as delineated on the recorded plat along the Southwest Corner of Lot 21. (Exact location of which is not shown)
  4. An easements created by instrument, in cluding the terms and provisions thereof,  
 Dated : December 22, 1975  
 Recorded : January 15, 1976 Book: M-76 Page: 730  
 In Favor of : Pacific Power & Light Company  
 For : Underground electrical circuit over the Westerly  
 10 feet of Lot 21 and other property.
  5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,200.00,  
 Dated : June 1, 1976  
 Recorded : June 4, 1976 Book: M-76 Page: 8221  
 Trustor : James F. Inman and Claudette Inman, Husband and wife  
 Trustee : William Ganong, Jr.  
 Beneficiary : Klamath First Federal Savings and Loan Association of  
 Klamath Falls, a corporation
- which, Trust Deed, the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 2nd day of Dec. A.D. 1983  
 at 10:55 o'clock A M, and duly  
 recorded in Vol. M83 of Deeds  
 Page 20628

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00