

48775

WARRANTY DEED 14819

Vol. 1485 Page

7203

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That JAMES W. COPE and JANITA D. COPE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGIL L. JOCHIM and ROSEMARY L. JOCHIM, 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 8, Block 3 of Tract 1137, MEADOWGLENN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 side of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$46,500.00. (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 14th day of May, 1985; 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 Klamath

May 14, 1985

Personally appeared the above named JAMES W. COPE and JANITA D. COPE, husband and wife,

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

(OFFICIAL SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

James W. Cope &amp; Janita D. Cope

P.O. Box 532

Malin, OR 97632

GRANTOR'S NAME AND ADDRESS

Virgil L. Jochim &amp; Rosemary L. Jochim

P.O. Box 144

Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 1985,

at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

SUBJECT TO:

1. Terms and provisions as set out on the dedicated plat of Tract 1137-Meadowglenn, as follows:

"hereby dedicate, donate, and convey to the public, for public use forever, all streets as shown on the annexed map, said plat being subject to a 20 foot building set back line on the front of all lots; a 15 foot building set back line on side street lines and a 20 foot building set back line on the back of all lots in Block 1; easements for public utilities, TV Cable, irrigation and drainage as shown on the annexed mpa, and additional restrictions as shown in any recorded protective covenants, no changes will be made in the irrigation system without the consent of the Malin Irrigation District, its successors or assigns."

2. Utility easement as shown on the dedicated plat over the Eastern 16 feet of said lot.

3. Declaration of Conditions and Restrictions for Meadowglenn, including the terms and provisions thereof,

Dated: July 7, 1977  
Recorded: July 8, 1977  
Volume: M77, page 12099, Microfilm Records of Klamath County, Oregon

4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON,  
County of Klamath

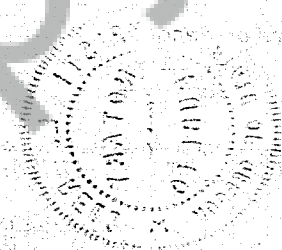
Filed for record at request of

on this 14th day of May A.D. 19 85  
at 3:26 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 7203

EVELYN BIEHN, County Clerk

By Patricia Smith Deputy

Fee 9.00



STATE OF OREGON

STATE OF OREGON

County of Klamath  
I, Evelyn Biehn, County Clerk,  
do hereby certify that the foregoing  
is a true and correct copy of the  
original as the same appears of record  
in the office of the County Clerk.

County Clerk  
Deputy

Received of  
\$10.00  
for recording fee

Received of  
\$10.00  
for recording fee

Received of  
\$10.00  
for recording fee