

59693



Aspen
TITLE & ESCROW, INC.

86056 Vol. 186

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WARRANTY DEED (INDIVIDUAL)

CLIFFORD D. HOPKINS and SARA JEANETTE HOPKINS, husband and wife
convey(s) to JOE CALABRESE, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The NE 1/4 SW 1/4 of Section 19, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all subsurface rights as reserved in deed recorded in Volume 280, page 531, Klamath County Deed Records.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF A ZONING, LAND-USE, AND/OR PLANNING ACT, ETC. BEFORE OR AFTER THE INSTRUMENT. THE PERSONS TO WHOM TITLE TO THE PROPERTY IS CONVEYED BY THIS INSTRUMENT SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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 OF RECORD AND THOSE APPARENT ON THE LAND
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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of March, 19 86.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

Clifford D Hopkins
Sara Jeanette Hopkins

STATE OF OREGON, County of Klamath)ss.
On this the 31st day of March, 19 86.

Personally appeared the above named Clifford D. Hopkins and Sara Jeanette Hopkins and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Phyllis Johnson
Notary Public for Oregon
My Commission Expires: 1-15-90

Clifford D. & Sara J. Hopkins

GRANTOR'S NAME AND ADDRESS

Joe Calabrese

GRANTEE'S NAME AND ADDRESS

Joe Calabrese

Box 403

OR 97624

NAME, ADDRESS, ZIP

Joe Calabrese

Box 403

OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of March, 19 86, at 4:09 o'clock P.M., and recorded in book/roll/volume No. M86 on page 5234 or as document/fee/file/Instrument/microfilm No. 59693, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehm, County Clerk
By Phyllis Johnson Deputy

Fee: \$10.00