

70800

WARRANTY DEED

MTC-17557-K

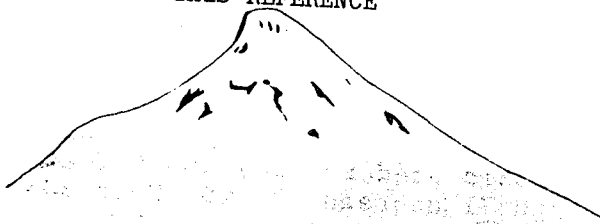
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1305

KNOW ALL MEN BY THESE PRESENTS, That DONNA R. BECHEN and WILLIAM S. BECHEN,
 as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LEE S. HOPPER and MELINDA J. HOPPER, husband and wife
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED WHICH IS
 MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.
 Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county
 planning department to verify approved uses."

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 all
 those exceptions of record and those apparent upon the land, if any, as of the date of
 this deed 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 \$ 85,000.00
~~the whole~~ ~~part of the~~ ~~consideration~~ ~~which~~ ~~has~~ ~~been~~ ~~paid~~ ~~for~~ ~~this~~ ~~transfer~~ ~~and~~ ~~the~~ ~~same~~ ~~is~~ ~~stated~~ ~~in~~ ~~terms~~ ~~of~~ ~~dollars~~ ~~is~~ ~~\$~~ ~~85,000.00~~

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 26th day of January, 19 87;
 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)

Donna R. Bechen
 DONNA R. BECHEN

William S. Bechen
 WILLIAM S. BECHEN

STATE OF OREGON,

County of KlamathJanuary 26, 19 87

} ss.

Personally appeared the above named
DONNA R. BECHEN and WILLIAM S.
BECHEN

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____

} ss.

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 be-
 half 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: _____

Donna R. Bechen

2020 Fairmont

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Lee S. Hopper & Melinda J. Hopper

910 Old Midland Road

Klamath Falls, OR 97603

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

STATE OF OREGON,

} ss.

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19 _____,

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

DESCRIPTION SHEET

1306

A tract of land situated in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-quarter corner of said Section 5 which point is on the centerline of the Old Midland County Road; thence South along an old existing fence line and fence line extended (said line being the one-quarter section line as described in Deed Volume 326, page 411; Klamath County, Deed Records) a distance of 1363 feet to an old fence post; thence South 88 degrees 41' 42" East (East by said deed record) 465.0 feet to a one-half inch iron pipe; thence North 71 degrees 52' 00" West 303.76 feet to a steel fence post; thence North 52 degrees 33' 00" East 237.03 feet to a steel fence post; thence North 25 degrees 14' 00" West 143.78 feet to a steel fence post; thence North 18 degrees 26' 00" East 192.44 feet to a steel fence post; thence North 28 degrees 03' 00" East 472.17 feet to a steel fence post; thence North 47 degrees 49' 00" East 463.30 feet to a steel fence post; thence continuing North 47 degrees 49' 00" East 151.09 feet to a one-half inch iron pin in the centerline of said County Road; thence South 89 degrees 36' 55" West (West by said Deed Records) a distance of 948.31 feet to the point of beginning.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 27th day of Jan. A.D., 19 87
at 10:28 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 1305
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00