

72329

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. M87 Page 4076

VIOLET L. HILDEBRAND and FRED R. HILDEBRAND, husband and wife
conveys and specially warrants to WAYNE R. COPLEY and PESTORAH E. GOPLEY, husband and wife
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:
Lot 6 in Block 9, Jack Pine Village, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way agreement recorded December 26, 1926, Vol. 85, Page 65, Deed Records, Klamath County, Oregon.
2. Right of way Easement, dated May 19, 1969, recorded May 22, 1969, Vol. M 69, Page 3857, and recorded May 27, 1969, Vol. M 69, Page 3955, Deed Records, Klamath County, Oregon.
4. Reservations and restrictions shown in the plat of Jack Pine Village.
5. Building and Use Restrictions of Jack Pine Village recorded May 23, 1969, in Vol. M69, Page 3870, Deed Records of Klamath County, Oregon.

The said property is free of all encumbrances created or suffered by the Grantor except

none.

The true consideration for this conveyance is \$ 7,000.00
which is the whole consideration paid. (Here comply with the requirements of ORS 93.030)

Dated this 9th day of March, 1987.

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.

Violet L. Hildebrand
Violet L. Hildebrand

Fred R. Hildebrand
By: *Fred R. Hildebrand*
Attorney in Fact

STATE OF OREGON, County of Multnomah) ss. March 9, 1987

Personally appeared the above named VIOLET L. HILDEBRAND and FRED R. HILDEBRAND, by his attorney-in-fact and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Helen Mulloy*
Notary Public for Oregon—My commission expires: 2-4-87

SPECIAL WARRANTY DEED

HILDEBRAND
COPLEY

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WAYNE R. & PESTORAH COPLEY
HC 32-Box 158
Jack Pine Village
Gilchrist, OR 97737-9705

NAME, ADDRESS, ZIP

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

WAYNE R. & PESTORAH COPLEY
HC 32-Box 158
Jack Pine Village
Gilchrist, OR 97737-9705

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of March, 1987, at 3:04 o'clock P. M., and recorded in book/reel/volume No. M87 on page 4076 or as fee/file/instrument/microfilm/reception No. 72329, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By: *Ann Smith* Deputy