

76335

#M-30371
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 11433

LEO J. PETERSEN

convey(s) to ROBERT A. COOPER and LUCY M. COOPER, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

The Northerly 110 feet of Lots 2, 3 and 4, Block 36, BUENA VISTA ADDITION
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition.
3. Easement, including the terms and provisions, recorded on June 12, 1940 in Book 91 at page number 372.

"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."

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 as noted above

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 \$ 7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} part of the 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 18th day of June, 19 87.

Leo J. Petersen

STATE OF OREGON, County of Klamath)ss.

June 19, 19 87.
 Personally appeared the above named LEO J. PETERSEN

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Wardene J. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEES NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert A. Cooper
P.O. Box 1361
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Robert A. Cooper
P.O. Box 1361
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

OREGON CIRCUIT COURT FOR DESCHUTES COUNTY

1
2 In the Matter of the Marriage)
3 of) No. 19773
4 LEO J. PETERSEN,)
5 Petitioner,) ORDER OF DEFAULT AND.
6 and) ORDER CORRECTING
7) DISSOLUTION DECREE
8)
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)

The court hereby finds that Respondent Joan L. Petersen was served with the Motion for Order Correcting Dissolution Decree, the Order to Show Cause and Affidavit on April 30, 1987. Respondent has not appeared within the time allowed by this court. This court hereby finds Joan L. Petersen in default and grants Petitioner the following relief.

The property description in the Property Settlement Agreement incorporated in the Decree of Dissolution is hereby corrected to read as follows:

"NLY 110 feet of Lots 2, 3 and 4, Block 36, Buena Vista Addition to the City of Klamath Falls, Oregon according to the official plat on file in the office of the County Clerk, Klamath County, Oregon."

Such description is incorporated into the dissolution decree entered out of this court dated December 5, 1975. The property was awarded to Petitioner pursuant to that decree. The court does not change the distribution of the property. 5-21-87

Walter L. D. D. D.
Circuit Court Judge

SUBMITTED BY:

Annetta L. Spicer
Annetta L. Spicer, OSB #77354
Attorney for Petitioner

Kuhn & Spicer
Attorneys-at-Law
P.O. Box 428
Happert, Oregon 97816

Page

1 - Order of Default and
Order Correcting Dissolution Decree

DEED

11434 A

State of Oregon,)

County of Deschutes) ss

I certify that the foregoing

Clerk has been compared with the original, and that it is a correct transcript therefrom, and of the whole of such original, as the same appears of record in the Circuit Court of Deschutes County Oregon.

6/24/87
By Evelyn Biehn TRIAL COURT ADMINISTRATOR
CLERK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day of June A.D. 19 87 at 11:27 o'clock A. M., and duly recorded in Vol. M87 of Deeds on Page 11433.

FEE \$14.00

Evelyn Biehn, County Clerk
By RAM Smith