

77639

WARRANTY DEED

MTC-15481-PV01287 Date 13774

KNOW ALL MEN BY THESE PRESENTS, That CHARLES F. JOHNSON &amp; DOROTHY R. JOHNSON,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT B. HOPKINS

and VIRGINIA HOPKINS, 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:

A piece or parcel of land situate in Lots 6, 7 and 8, Block 44 in BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 44, BUENA VISTA ADDITION; thence South 31 degrees 15' 20" East 112 feet to a point; thence North 58 degrees 44' 40" East 80.0 feet to a point; thence North 31 degrees 15' 20" West 112 feet to a point on the North boundary of said Lot 6; thence South 58 degrees 44' 40" West along the Northerly boundary of said Lot 6, 80.00 feet to the point of beginning.

## 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 Those of record and 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 \$ 4,000.00

However, the record of this deed shall not be a bar to the recovery of the same by the grantor or his heirs, successors and assigns, if the same shall be found to be void or voidable by any court of competent jurisdiction.

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 31st day of July, 1987; 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)

Charles F. Johnson

Dorothy R. Johnson

STATE OF OREGON,

County of Klamath

7/31, 1987.

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

Personally appeared the above named  
Charles F. Johnson & Dorothy R.  
Johnson

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-16-88

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

CHARLES F. JOHNSON &amp; DOROTHY R. JOHNSON

GRANTOR'S NAME AND ADDRESS

ROBERT B HOPKINS & VIRGINIA HOPKINS  
6208 Hwy 39  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of August, 1987, at 10:44 o'clock AM., and recorded in book M87, on page 13774 or as file/reel number 77639, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By P. M. Smith Deputy

Fee: \$10.00