

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

JAMES PAUL HOPPE & REBECCA ANN HOPPE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. MAHAFFEY, SR. & BILLIE F. MAHAFFEY, 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:

Lot 7 in Block 15 of TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and encumbrances of record including existing Trust Deed in favor of Klamath First Federal Savings & Loan Association, which buyers herein agree to assume and pay in full.

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 \$ 60,500.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols < > if not applicable, should be deleted. See ORS 93.030.)

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 15th day of October, 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)

STATE OF OREGON, } ss.
County of Klamath
October 25, 19 87

Personally appeared the above named REBECCA ANN HOPPE for herself and as attorney-in-fact for JAMES PAUL HOPPE and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristin L. Beld
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of } ss.
October 19, 19 87

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 behalf 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: _____

JAMES PAUL HOPPE & REBECCA ANN HOPPE

3727 LaMarada
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

WILLIAM H. MAHAFFEY SR. & BILLIE F. MAHAFFEY

5711 Tonapah Dr.
San Jose, CA 95123
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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 16th day of October, 19 87, at 2:47 o'clock P.M., and recorded in book M87 on page 18761 or as file/reel number 80529, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Loretta S. Hettich Deputy

Fee \$10.00