

85609

MTC19504-WARRANTY DEED

Vol. M88 Page 4218

KNOW ALL MEN BY THESE PRESENTS, That
THEORA F. COPELAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BOBBY L. NEWMAN and CINDY A. NEWMAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 of VALLEY VIEW, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-12BB-3600.

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 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 \$ 35,000.00

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 21st day of March, 1988;
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.

Theora F. Copeland
THEORA F. COPELAND

(If executed by a corporation,
affix corporate seal)

STATE OF ~~WASHINGTON~~ WASHINGTON) ss.
County of *Grant*)
March 21, 1988

Personally appeared the above named
THEORA F. COPELAND



and acknowledged the foregoing instru-
voluntary act and deed.

L. Foster
Notary Public for Oregon Washington
My commission expires: 4-24-90

STATE OF OREGON, County of) ss.
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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:

THEORA F. COPELAND
1221 So. Balsam Apt. #1
Moses Lake, WA 98837

GRANTOR'S NAME AND ADDRESS
BOBBY L. NEWMAN and CINDY A. NEWMAN
3109 Madison
Klamath Falls, OR 97603

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 Klamath)

I certify that the within instru-
ment was received for record on the
25th day of March, 1988,
at 3:14 o'clock P. M., and recorded
in book M88 on page 4218 or as
file/reel number 85609

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By *Pam Smith* Recording Officer
Deputy

Fee: \$10.00