

1-1-74

87046

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACK W. NEIPP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CORA L. GORDINHO and LYLE COPPEDGE, as tenants in common, 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:

The West 790 feet of Tract 70 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Water and sewer use charges, if any, due to the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed recorded May 12, 1934 in Volume 103, Page 35, and deed recorded August 12, 1938 in Volume 117, Page 167 all Klamath

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

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 HEREINABOVE SET FORTH

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 \$33,000.00. However, the actual consideration consists of the sum of \$33,000.00, which is the whole part of the consideration paid for the above described premises.

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 25th day of February, 1981; 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.

Jack W. Neipp

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 25, 1981

Personally appeared the above named
Jack W. Neipp

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
February 25, 1981

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 _____

_____, a corporation,
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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jack W. Neipp
4012 Homedale Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Cora L. Gordinho & Lyle Coppedge

GRANTEE'S NAME AND ADDRESS
After recording return to:
Cora L. Gordinho & Lyle Coppedge
P.O. Box 1130
Alturas, CA 96101
NAME, ADDRESS, ZIP

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

Cora L. Gordinho & Lyle Coppedge
SAME AS ABOVE

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 _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

County Deed Records, as follows:

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"Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining the above described land."

5. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ May _____ A.D., 19 88 at 3:37 o'clock P M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page 7140

FEE

\$15.00

Evelyn Biehn
By Bernetha A. Ketsch County Clerk