

5467

WARRANTY DEED

Vol. m89 Page 17797

KNOW ALL MEN BY THESE PRESENTS, That

Larry V. Wetter and Patricia L. Wetter, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 James W. Copeland and Gloria A. Copeland, Husband and Wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 Block 36. of HOT SPRINGS ADDITION to the City of Klamath
 Falls, according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

"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 and the above granted premises, free from all encumbrances except those
 of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 10,000.00
~~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). (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 20th day of September, 19 89 ;
 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.

Larry V. Wetter
 Larry V. Wetter

Patricia L. Wetter
 Patricia L. Wetter

STATE OF OREGON,

County of Klamath

9-20, 19 89.

Personally appeared the above named
 Larry V. Wetter and Patricia L.
 Wetter

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

(OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____.

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

Larry V. Wetter and Patricia L. Wetter

1601 Fairmount

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

James W. Copeland and Gloria A. Copeland

934 Pacific Terrace

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all notices shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
 received for record on the 20th
 day of Sept., 19 89 .
 at 4:00 o'clock P M., and recorded
 in book M89 on page 17797 or as
 file/reel number 5467 .

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

Evelyn Biehn, County Clerk
 Recording Officer

By Douglas M. Nelson Deputy

Fee 48.00

MOUNTAIN TITLE COMPANY