

KNOW ALL MEN BY THESE PRESENTS, That

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Paul K. Rogers and Anne L. Rogers, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

hereinafter called the grantor, for the consideration hereinafter stated, to grantor James W. Copeland and Gloria A. Copeland, Husband and Wife

\_\_\_\_\_ , hereinafter called

James W. Copeland and Gloria A. Copeland, husband and wife, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in 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.*

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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. and that

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 \$ 75,000.00.  
~~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 18 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.

**My Commission Expires September 25, 1990**

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
9-18 \_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.  
Personally appeared \_\_\_\_\_

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:**

(OFFICIAL  
SEAL)

Notary Public for Oregon

**My commission expires:**

Personally appeared the above named \_\_\_\_\_

Paul K. Rogers an and  
Ann L. Rogers

and acknowledged the foregoing instrument  
voluntary act and deed.

Before me

Public for PROPERTY, Virginia

My commission expires: 9/25/90

STATE OF OREGON,

**55.**

County of Klamath

I certify that the within instrument was received for record on the 20th day of Sept., 19 89, at 4:01 o'clock P. M., and recorded in book M89 on page 17798 or as file/reel number 5468.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

*Recording Officer*

By Pauline M. Mulins Deputy

**Fee \$8.00**