

6373

WARRANTY DEED

Vol. m89 Page 19418

KNOW ALL MEN BY THESE PRESENTS, That ELMER W. COPSTEAD & DORRIE M. COPSTEAD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL P. MULLIKIN & CAROL M. MULLIKIN, husband and wife

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 5, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-25A0-6000

"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 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 \$ 24,500.00. However, the actual consideration received by the grantor includes other payments, promises, and benefits, the whole part of the consideration and value which the grantor has received and is entitled to receive, and the grantor has agreed to defend, ~~See ORS 93.000~~

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 10 day of October, 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.

Elmer W. Copstead
Elmer W. Copstead

Dorrie M. Copstead
Dorrie M. Copstead

STATE OF OREGON,)
County of Klamath) ss.
Oct 10, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

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 _____
Elmer W. Copstead & Dorrie M. Copstead

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

NOTARY PUBLIC
Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 9-27-91

Elmer W. Copstead & Dorrie M. Copstead
959 9th St
Astoria, OR 97104
GRANTOR'S NAME AND ADDRESS

Michael P. Mullikin & Carol M. Mullikin
HC 32, Box 160
Beckett, OR 97737
GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael P. Mullikin & Carol M. Mullikin

as above
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Michael P. Mullikin & Carol M. Mullikin

as above
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of Oct., 1989, at 2:27 o'clock P.M., and recorded in book M89 on page 19418 or as file/reel number 6373, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullikins Deputy

Fee \$8.00