

21219

TR-24-204-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Larry L. Kopp and Christine L. Kopp, as
grantee by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Douglas and Sandra Butler and Sandra Butler, 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,
the certain real property, with the covenants, heirs, successors and appurtenances thereunto belonging or appertaining,
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13, Block 4, TRACT NO. 1042, TWO RIVERS NORTH, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 2507 036C0 01200

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 and the above granted premises, free from all encumbrances EXCEPT ALL
THOSE OF RECORD AND THOSE ADJACENT 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00.
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 OHS 93.010)

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 22 day of September, 19 90 ;
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 L. Kopp
Larry L. Kopp
Christine L. Kopp
Christine L. Kopp

STATE OF OREGON CANADA)
County of PRINCE OF GEORGE
Whitehorse, 19 90

Personally appeared the above named
Larry Kopp
Christine Kopp

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

Before me:

Jerry P. J. Huot
Notary Public for Oregon
My commission expires:
JERRY P. J. HUOT
NOTARY PUBLIC
1440 GEORGE STREET
WHITE ROCK, B.C. V1B 4A3
TEL: 635-3275

SH CO PERMANENT COMMISSION

<u>Larry and Christine Kopp</u>	
<u>5818 Russell Avenue</u>	
<u>White Rock, B.C. Canada V1B 4A3</u>	
<u>Douglas and Sandra Butler</u>	
<u>597 Jefferson Blvd.</u>	
<u>West Sacramento, CA 95691</u>	
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<u>West Sacramento, CA 95691</u>	
<u>Douglas and Sandra Butler</u>	
<u>597 Jefferson Blvd.</u>	
<u>West Sacramento, CA 95691</u>	

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19 _____, by _____,
_____, president, and by _____,
_____, secretary of _____,
a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 9th
day of Oct., 19 90,
at 11:01 o'clock A.M., and recorded
in book M90 on page 20383 or as
file/reel number 21219.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Roseanne Mulholland Deputy

Fee \$28.00