

23042

mtc 25495

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD D. MIRANDA and DEBBIE MIRANDA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM A. COPLEN and CRISTY SCOFIELD CHRISTY K. SCOFIELD, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 187, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the right to use water from well located on Lot 188 and the right to construct, repair and maintain water pipe and its connection to said well, as set out in instrument recorded in Volume M66, page 8661, Microfilm-Records of Klamath County, Oregon. Klamath County Tax Account #3606-003BD-06500.

SUBJECT TO: Agreement recorded March 7, 1988, in Volume M88, page 3210, Microfilm Records of Klamath County, Oregon, between Estate of Leland Lincoln Thrapp, as Vendor who subsequently assigned interest to Susan M. Kerber and Daisy Del Bishop, and Richard D. & Debbie Miranda, husband and wife, as Vendees, which Grantees herein *see bel

"This instrument will not allow use of the property described in this instrument in violation of applicable 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."

**continued - agree to assume and pay in full.

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 apparent upon the land 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 \$ 21,300.00

~~However, the grantor hereby covenants to 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.~~

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 24 day of November, 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.

STATE OF OREGON,
County of Klamath) ss.
November 24, 19 90.

Richard D. Miranda
RICHARD D. MIRANDA
Debbie Miranda
DEBBIE MIRANDA

Personally appeared the above named
RICHARD D. MIRANDA and DEBBIE MIRANDA

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

Before me:

Notary Public for Oregon
My commission expires:
Jane M. Thomsen
JANE M. THOMSEN
NOTARY PUBLIC-OREGON
My Commission Expires 8-25-91

STATE OF OREGON, County of K) 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 _____
My commission expires: _____ (SEAL)

RICHARD D. MIRANDA and DEBBIE MIRANDA
P.O. Box 1332
Rogue River, OR 97537
GRANTOR'S NAME AND ADDRESS
Christy K. P.K.S.
WILLIAM A. COPLEN and CRISTY SCOFIELD
P.O. Box 375
Arbuckle, CA 95912
GRANTEE'S NAME AND ADDRESS
MOUNTAIN TITLE COMPANY
NAME, ADDRESS, ZIP
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was
received for record on the 28th
day of Nov., 19 90,
at 12:00 o'clock P. M., and recorded
in book M90 on page 23598 or as
file/reel number 23042
Record of Deeds of said county.
Witness my hand and seal of County
affixed.
Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Moulenda* Deputy

Fee \$28.00