

OK 41622

WARRANTY DEED

Vol. 92 Page 4180

KNOW ALL MEN BY THESE PRESENTS, That LEE S. HOPPER AND MELINDA J. HOPPER, husband and wife, AND, TED L. GLIDWELL AND JUDY A. GLIDWELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES LIVIE, MICHAEL A. O'KEEFE AND LYMAN GATES MASON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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: The S½NW¼, NW¼SW¼, E½SW¼, W½SE¼, SW¼NE¼, Section 12, Township 35 South, Range 9 E.W.M., Klamath County, Oregon.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; rights of the public in and to any portion of said premises lying within the limits of roads and highways, and particularly Indian Service Roads; reservations, restriction, easements and rights of way of record, and those apparent on the land; the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

THIS DEED IS BEING PREPARED TO REPLACE THAT DEED EXECUTED BY SAID PARTIES ON AUGUST 10, 1976.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as above set forth

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 \$ 266,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The portion of the deed which 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 24th day of February, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

LEE S. HOPPER MELINDA J. HOPPER
TED L. GLIDWELL JUDY A. GLIDWELL

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on February 24, 1992, by Ted L. Glidwell and Judy A. Glidwell

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,

Notary Public for Oregon
My commission expires _____

STATE OF OREGON

STATE OF OREGON,

County of Klamath ss.

BE IT REMEMBERED, That on this 28th day of February, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Lee Hopper and Malinda L. Hopper

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon
My Commission expires 12-19-92

Return
Klamath County Title Company

