

OK

41820

WARRANTY DEED

Volume 92 Page 4596

KNOW ALL MEN BY THESE PRESENTS, That Timothy J. Ramel and Christine M. Ramel who took title as Christine M. Monroe hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald J. Hoperich and Suzanne Hoperich, 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, 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:

Lot 7 in Block 2, of Tract 1096, Americana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 Subject to: Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 103,000.00

However, the actual consideration consists of ~~the whole~~ ^{part of the} ~~consideration~~ (indicate which). (The sentence between the symbols ^⓪ 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 5th day of March, 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.

Timothy J. Ramel

Christine M. Ramel who took title as Christine

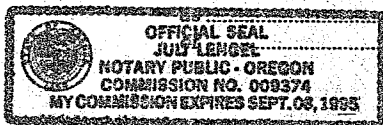
STATE OF OREGON, County of Klamath) ss. M. Monroe

This instrument was acknowledged before me on March 5, 1992,

by TIMOTHY J. RAMEL AND CHRISTINE M. RAMEL

This instrument was acknowledged before me on , 19 ,

by



Julie Lenger
Notary Public for Oregon
My commission expires 9/5/92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald J. & Suzanne Hoperich
5552 American Avenue
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of March, 1992, at 4:16 o'clock P.M., and recorded in book/reel/volume No. M92 on page 4596 or as fee/file/instrument/microfilm/reception No. 41820, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah Mullender Deputy

Fee \$30.00