

46635 MTC # 27534-HF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

CURTIS V. COPPEDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY K. JONES and DEBORAH D. JONES, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 23 of WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO:

Mortgage dated and recorded September 8, 1978 in Vol. M78 page 19350, Microfilm records of Klamath County, Oregon in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs.

The above Grantee does agree to assume and to pay in full this obligation. ALSO SUBJECT TO: Mortgage Dated December 27, 1984 and recorded 12/27/84 in microfilm records of Klamath County, Oregon in favor of the State of Oregon,

The above Grantee does agree to assume and to pay in full this obligation. "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 those apparent upon the land, if any, as 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 \$ 57,175.00

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 19 day of June, 19 92; 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.  
June 19, 19 92

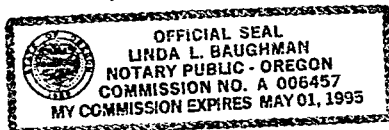
Personally appeared the above named  
CURTIS V. COPPEDGE

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

Before me:

Notary Public for Oregon

My commission expires: 5-1-92



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: \_\_\_\_\_

CURTIS V. COPPEDGE  
2931 BRISTOL  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
STANLEY K. JONES and DEBORAH D. JONES

1833 McClellan  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

STANLEY K. JONES and DEBORAH D. JONES

1833 McClellan  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

STANLEY K. JONES and DEBORAH D. JONES

1833 McClellan  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of June, 19 92, at 3:29 o'clock P M., and recorded in book M92 on page 13855 or as file/reel number 46635

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulendelle Deputy

Fee \$30.00