

NL

46672

SPECIAL WARRANTY DEED

Vol. M92 Page 13921

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. WARNKE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ELMER W. COPSTEAD & DORRIE M. COPSTEAD, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 4 IN BLOCK 3 OF JACKPINE VILLAGE,  
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 grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6000.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of JUNE, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto 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.

ROBERT LON WARNKE

Robert Lon Warnke,  
By Robert G. Warnke, ATTY IN FACT

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on June 24, 1992,  
by Robert G. Warnke for Robert L. Warnke as Attorney in Fact

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Mary Ann Kous  
MARY ANN KOUS, Notary Public for Oregon  
My commission expires \_\_\_\_\_  
Commission Expires 6-28-94

ROBERT L. WARNKE  
HC 32 BOX 130  
GILCHRIST OR 97737

Grantor's Name and Address

ELMER &amp; DORRIE COPSTEAD

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
ELMER COPSTEAD  
52322 GLENWOOD DR.  
LA PINE OR 97739

Until requested otherwise send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 1992, at 1:24 o'clock P.M., and recorded in book/reel/volume No. M92 on page 13921 and/or as fee/file/instrument/microfilm/reception No. 46672, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Robert G. Warnke, Deputy

Fee \$30.00

1992 JUN 25 PM 1 24