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WARRANTY DEED

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AFTER RECORDING RETURN TO:  
SALVADOR VARGAS  
DONNA VARGAS  
6208 HWY 39  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT B. HOPKINS and VIRGINIA E. HOPKINS, hereinafter called  
GRANTOR(S), convey(s) to SALVADOR VARGAS and DONNA VARGAS,  
husband and wife hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

CODE 198 MAP 3909-2480 TAX LOT 100

2.4. "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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easement  
of record, if any, and those apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$125,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 25th day of November, 1992.

Robert B. Hopkins  
ROBERT B. HOPKINS

Virginia E. Hopkins  
VIRGINIA E. HOPKINS

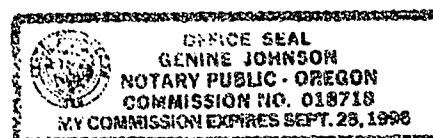
STATE OF OREGON, County of KLAMATH)ss.

11/27/92 1992

Personally appeared the above named ROBERT B. HOPKINS and  
VIRGINIA E. HOPKINS and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: Genine Johnson  
Notary Public for OREGON

My Commission Expires: SEPTEMBER 28, 1996





The NE 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron axle which marks the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West along the section line a distance of 529 feet to a point; thence South parallel to the East line of Section 24, to a point on the North right of way line of the U.S.R.S. Dixon Drain; thence Southeast following the North right of way line of the Dixon Drain to its intersection with the East line of Section 24; thence North along the East line of Section 24 to the point of beginning.

EXCEPT THEREFROM the East and North 30 feet of subject property for road purposes, as referred to in Book 311 at Page 303, Deed Records of Klamath County, Oregon, recorded April 7, 1959.

ALSO LESS AND EXCEPT that portion deeded to Klamath County on April 2, 1987 in Book M-87 at Page 5503.

CODE 198 MAP 3909-2480 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day  
of Nov. A.D., 19 92 at 3:33 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 28318.

FEE \$35.00

Evelyn Biehn County Clerk

By Carolyn M. Mullins