

OK

64507

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ERIC H. SPIESS AND MELADEE DODDS, DBA M&E ENTERPRISES OF GALT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. HOPERICH & 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 16 BLOCK 2 TRACT 1096 AMERICANA IN THE COUNTY OF KLAMATH,
STATE OF OREGON CODE 218 MAP 3909-14 DA-2700
5675 Liberty Ave

(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

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 \$ 85,000

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 1 day of July, 1993; 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.

Eric H. Spiess
Meladee Dodds

STATE OF OREGON, County of Sacramento, ss.

This instrument was acknowledged before me on 7-7, 1993 by Eric H. Spiess & Meladee Dodds.

This instrument was acknowledged before me on 7-7, 1993, by

as



Terry Parker
Notary Public for Oregon
My commission expires MAR 24, 1996

Eric H. Spiess

620 Myrtle St

Galt, Calif, 95632

GRANTOR'S NAME AND ADDRESS

Donald J. & Suzanne Hoperich

5552 Americana Ave

Klamath Falls, Oregon, 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald J. & Suzanne Hoperich

5552 Americana Ave

Klamath Falls, Oregon, 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 13th day of July, 1993, at 3:43 o'clock P. M., and recorded in book/reel/volume No. M93 on page 16890 or as fee/file/instrument/microfilm/reception No. 64507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Quilene M. Mulholland Deputy

Fee \$30.00

30.00