

NL

64779

MTC 30485

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. m93 Page 17422

ELMER W. COPSTEAD AND DORRIE M. COPSTEAD, as tenants in common

conveys and warrants to FRED E. TRADER AND MILDRED L. TRADER, husband and wife, Grantor,

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 4 in Block 3 of JACK PINE VILLAGE, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309 025A0 03900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 10,250.00 (Here comply with the requirements of ORS 93.030)Dated this 15th day of July, 19 93

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.

ELMER W. COPSTEAD

DORRIE M. COPSTEAD

STATE OF OREGON, County of Deschutes ) ss.This instrument was acknowledged before me on July 15, 1993,  
by ELMER W. COPSTEAD DORRIE M. COPSTEADOFFICIAL SEAL  
KELLY J. MILLER  
NOTARY PUBLIC OREGON  
COMMISSION NO. 022603  
MY COMMISSION EXPIRES JAN. 10, 1997

Notary Public for Oregon

My commission expires 03/10/97

## WARRANTY DEED

ELMER W. COPSTEAD

GRANTOR

FRED E. TRADER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

FRED E. TRADER

MILDRED L. TRADER

P.O. Box 715

Portola, CA 96122

NAME, ADDRESS, ZIP

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

FRED E. TRADER

P.O. Box 715

Portola, CA 96122

S12355CN

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

17423

1. 1993/94 Taxes, a lien not yet due and payable.
2. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
3. Subject to a 20 foot building setback from Fort Jack Pine Drive as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 19th day  
of July A.D., 19 93 at 1:48 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 17422.

Evelyn Biehn County Clerk

FEE \$35.00

By Dorlene Mullendore