

70188

MTC 31161
WARRANTY DEED
(Statutory Form)

Vol 193 Page 27878

GRANTOR: JEAN C. HAMILTON

CONVEYS AND WARRANTS TO

GRANTEE: ROBERT JAMES COPELAND and LISA FAY COPELAND, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
 Lots 139 and 140 in Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien due and payable, but not yet delinquent.
 Account no: 2310 036D0 07100 Key no: 142492 Code no: 248
 Account no: 2310 036D0 07200 Key no: 142483 Code no: 248
2. Reservations and restrictions of all mineral rights as reserved by instrument recorded
 October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County, Oregon.
3. Restrictions as contained in plat dedication.
4. Articles of Association, imposed by instrument, recorded September 19, 1972, in Volume
 M72, at page 10581, Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions, restrictions and easements, imposed by instrument, recorded
 September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
6. Easement and release, granted to the United States of America, recorded June 30, 1972,
 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 8,000.00 . However,
 if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part
 of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: Jean C. Hamilton
 Jean C. Hamilton

DATED: 10/22, 1993

Until a change is requested, all tax statements shall be sent to the following address:
 Grantee at: 412 Berkley Avenue, Molalla, OR 97038

STATE OF OREGON, County of Deschutes ss.
 Date: October 22, 1993
 Personally appeared the abovenamed Jean C. Hamilton

and acknowledged the foregoing instrument to be her voluntary act and
 deed. Before me:

Karin Lea
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, County of _____ ss.
 Date: _____
 Personally appeared _____, who being
 sworn, stated that he/she is the _____
 of grantor corporation and that this instrument was voluntarily signed and
 sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: _____

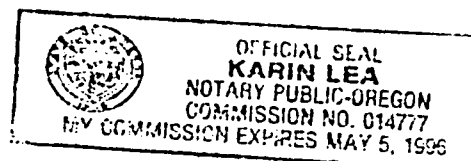
STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title co
 on this 25th day of Oct. A.D., 19 93
 at 10:45 o'clock A M. and duly recorded
 in Vol. M93 of Deeds Page 27878.
 Evelyn Biehn County Clerk
 By Rosanne Muelendore Deputy.

Fee, \$30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20539K
 P.O. Box 6178, Bend, OR 97708